

# ***CHAPTER 1: LAND USE PLAN ELEMENT***

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### **A. INTRODUCTION**

#### **A.1 Purpose and Intent**

The Land Use Element provides a long-range guide to the physical development of North Bend and its urban growth area. Its purpose is to ensure that an adequate supply of land, a desired mix of uses and employment opportunities are available for the successful implementation of the other elements of the Comprehensive plan. The element translates the vision of the City into a physical plan and directs development in North Bend over the next twenty years by introducing strategies that will retain and enhance small –town character, quality of and environmental, cultural and economic sustainability.

The Land Use Plan Element of the Comprehensive Plan examines the character and quality of existing development in both the City limits and the un-incorporated areas of the Urban Growth Area (UGA). It identifies trends and projects potential growth within recognized opportunity areas. It also proposes the distribution, location, and extent of land used for various land use classifications. It considers both the State mandates of the Growth Management Act (GMA) as well as appropriate Countywide Planning Policies. It presents the community's principal themes of preservation of its small town character with its desire to protect environmentally sensitive lands as growth occurs. Finally, it formulates the guiding goals and policies designed to shape the community into its acknowledged vision.

The Land Use Elements sets general land use uses for the City and UGA. Land use designations are intended to provide residents and property owner's predictability about the nature of land use within North Bends and provided decision makers with the necessary planning tool to make decisions about development applications. As mandated by the GMA, the Land Use Plan Element accommodates the Growth Management Planning Council population and employment targets assigned to North Bend.

The Land Use plan element is the result of a series of planning efforts first started in 1988. Subsequent community forums sponsored by the City's Planning Commission, and the City's adoption in 1993 of principles found in the *North Bend Vision Plan* (see Appendix 10-1) all lead to the first Land Use Element adopted in 1995. The Land use element was subsequently revised in 2002, 2004 and 2007.

## **B. REGULATORY SETTING**

### **B.1 Growth Management**

Under the Growth Management Act (RCW 36.70A.070) a Land Use Element is required to address the following:

- Distribution/location/extent of land uses; Agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities and other land use;
- Population densities, building intensities and estimates of future population growth;
- Protection of the quality and quantity of ground water used for public water supplies, and;
- Drainage, flooding and Stormwater runoff within and nearby the jurisdiction as well as guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

### **B.2 County Wide Planning Policies**

The King County Countywide Planning Policies (CWPP's) provide a countywide vision and serve as a framework for each jurisdiction to develop a comprehensive plan consistent with the overall vision for the future of King County. North Bend is located outside the larger metropolitan UGA to the west, which includes nearby cities such as Issaquah, Bellevue, Kirkland, Redmond and Woodinville, however the City has its own designated UGA boundary. Within the designated UGA, North Bend shall provide urban services, residential densities and a mix of land uses that will provide for residential and economic growth for the next 20 years. The full list of CWPP's is available on the King County DDES website at:

<http://www.metrokc.gov/ddes/compplan/CPP-current.pdf>.

The Land Use Element also recognizes the Growth Management Planning Council (GMPC) growth and employment targets for the City as a key component to its direction. The GMPC, working with all metropolitan jurisdictions, identified household and job growth targets based on land capacity of a city and its identified UGA that would accommodate its portion of the State Office of Financial Management's projected growth for the region.

## **C. LAND USE**

### **C.1 History and Existing Development Patterns**

North Bend's development pattern is the result of its spectacular setting in the upper Snoqualmie Valley between Mount Si and Rattle Snake Ridge, at the foothills of the Cascade Mountain range. The Snoqualmie River defines a rich and environmentally sensitive river valley. The historic development activities of farms, pasture lands and timber harvesting, and the existing built environment including the Interstate 90 interchanges, are all influences molding the City's present and future development.

The river valley floor is relatively flat and has developed with the most intensive land uses such as those located in downtown, east of downtown along North Bend Way (old Interstate 90), exit 31 and the exit 34 freeway interchanges. These areas contain the heart of the City's retail, manufacturing and commercial districts, as well as the highest density residential developments. Lower density residential, protected open space and rural pasture lands comprise the balance of land activities within the City and its UGA. The forested hillsides outside of the UGA, which lie under King County's jurisdiction adjacent to the two river tributaries, have seen more recent development with low to medium residential densities. The topography

of these hillsides contributes to the limited intensity of development that can be accommodated and is reflected in County zoning designations. The future land use patterns of North Bend will continue to be influenced by these natural features as well as the existing land use distribution both within and outside the City limits.

The evolving character of North Bend will depend in large part upon the type of community the citizens will support through its land use policies. The future land use pattern of North Bend will strive to reflect the small town qualities that current residents enjoy and wish to protect and reinforce.

Through an examination of its existing development patterns, a community can glean not only a sense of its past, but also an understanding of its potential future. The City of North Bend has a historical development pattern based on agriculture and related natural resource uses. Early settlers were engaged in hops and potato farming, lumber production and mining. This rich history of early reliance on the area's abundant natural resources is a guide to defining the City's future where the natural setting of North Bend continues as the key component to the City's identity and heritage.

## **C.2 Natural Features**

The natural setting of North Bend within the broad Snoqualmie River Valley allows ample opportunities for residential living with a small town feel, supportive services, and sub-regional employment centers. At the same time, development constraints such as aquifer recharge areas, rivers, streams, floodplains, wetlands, steep slopes, and geologically unstable soil define the existing development limits and predict the shape of future development activity along key corridors.

The North Bend UGA occupies a very small percent of the entire upper Snoqualmie River Basin (above the falls) but its location on the valley floor close to the outlet for the upper Snoqualmie basin makes it vulnerable to major flooding which can damage residences or other property. Implementing development and management practices that acknowledge the impact of the river and its tributaries are critical for the health and safety of existing and future residents. Associated wetlands are key natural resource areas for enhancing water quality, providing important fish and wildlife habitat, and serving as water retention and flood storage areas. They provide opportunities to maintain the natural geologic systems of the area and their related habitat functions.

Additional information on the City's predominant natural features and their importance to the future development of the City is given in detail in the following chapter called *Critical Areas Element*.

## **C.3 Built Environment**

The historic development pattern of the City is along its east-west spine. The City's downtown commercial area developed along the old east-west Highway 10 corridor. In part, this "Sunset Highway" first came to North Bend via Snoqualmie on the Boalch road alignment. The original route was subsequently moved to the present alignment of SR-202 then replaced with the old east-west Highway 10 corridor now called North Bend Way. When Interstate 90 was completed in 1973 south of downtown North Bend, the original highway assumed the function of a local access arterial route. Early residential neighborhoods clustered around the downtown employment node and were generally platted along the grid system, which gave definition and form to the urban environment. Other, typically rural land uses were scattered throughout the upper valley and are still evident today along the minor and major arterials as a mix of large lot rural residences with small commercial and industrial land uses.

The completion of the I-90 interchanges propelled new land uses forward by the mid 1980's in response to the commercial opportunities created by interstate transportation access. The principal impact at the exit 31

South Fork interchange was the emergence of new retail sales outlets and services that cater to both the transient population and to the City and the surrounding area. With the development of the new distribution center for Nintendo and the zoning of additional Employment Park lands for similar uses, the City can foresee a second employment hub emerging at exit 31. Along with the new commercial and light industrial development occurring at exit 31, new single and multi-family residences were built within the City limits south of the freeway. The continuing challenge that remains for the City is the integration of this new development with the historic commercial and residential core.

Many of the existing, older commercial and residential structures show signs of age, particularly in the downtown neighborhood area. Maintaining the City's charm and appeal as a vital rural center will require additional attention to the rehabilitation and maintenance of its existing developed areas and structures. In part, the maintenance and repair of the City's infrastructure forms the foundation for this work. Both the public and private sectors will have important roles to play in activities of this nature.

#### C.4 Historic and Cultural Preservation

One of the goals of the Comprehensive Plan is to help promote historic and cultural preservation within the City. Several sections of the Land Use Plan Element reference key historic sites that deserve public intervention for protection. Some examples include the historic Tollgate and Meadowbrook Farms which are now in public ownership, and the historic downtown commercial district which was formally designated in 2000. Preservation of heritage sites helps to maintain the City's aesthetic and cultural diversity and provides continuity with its past. Heritage sites include buildings, properties, natural areas and structures of cultural significance. Identifying heritage resources and determining appropriate measures for their protection, preservation or restoration is an ongoing process involving the King County Landmarks Commission, the City of North Bend and State and Federal agencies.

**Table C.4.A** lists sites that have local historic importance and **Map 1-9** identifies them geographically. These sites may be considered for landmark designation in the future. New sites may be added to the Historic Sites Survey over time.

<b>TABLE C.4.A. INVENTORY OF HISTORIC SITES</b>		
Name	Location	King County Survey File Number
Tollgate Farm/	North Bend	0740
Si View Park Buildings	North Bend	0848
Fort Smalley	Tollgate Farm on SR-202	0015
Meadowbrook Farm	North Bend and Snoqualmie	N/A*
Milwaukee Railroad Bridge (since removed)	North of North Bend on South Fork of Snoqualmie River	0018
Downtown Commercial Historic District	Downtown North Bend	HRI#1567
Snoqualmie Tribe "Swing Rock"	Highway 202	N/A*
Forest Service Complex	North Bend Way	N/A*

\* Sites not included in King County's historic survey designation but are important to the identity of North Bend.

In order to facilitate the City's continued interest in preserving key area landmarks, the City will support the development of a process that identifies, evaluates, and protects its local historic and cultural resources. The City works closely with the King County Historic Preservation Program to implement the City's historic preservation ordinance. This may include entering into an interlocal agreement with the County to provide for the designation of a commission of landmarks within the City. The City should also work closely with the Mountains to Sound Greenway to support its efforts to create a network of greenway buffers and interpretative signs which inform and celebrate the local history. Opportunities for interpretive facilities for existing designated historic sites and structures should be pursued, as well as the opportunity to work with the City of Snoqualmie on the Meadowbrook Farm property for significant interpretative venues. Local historic and interpretive avenues are greatly fostered within the City of North Bend through its support of the efforts of the Snoqualmie Valley Historical Museum. This support should continue and expand as the museum considers future plans to restore or expand its facility in North Bend. The museum offers an accessible and unique avenue for retaining and expanding the community's awareness of its historic and cultural roots.

### **C.5 Land Use Terminology**

The following terms help articulate the concepts found in this Land Use Plan Element and the North Bend Vision Plan.

**1) *Neighborhoods:*** A neighborhood is defined as a human-scaled, predominately residential area whose focus is a "neighborhood center." A neighborhood center is identified to be a key public facility, park or open space or neighborhood-scaled commercial or service center. Neighborhoods are linked together with walkways, bikeways or greenways that encourage pedestrian activity and help define the neighborhood character. Neighborhoods contain a variety of housing types and styles to meet the needs of a diverse population.

**2) *Opportunity Areas:*** An opportunity area is a key area of North Bend that merits special land use and design attention.

**3) *Employment Centers :*** Employment Centers are major employment and commercial centers located downtown, east of downtown along North Bend Way and adjacent to the South Fork and Edgewick Interchanges.

**4) *Potential Impact Areas:*** Potential impact areas are defined as those un-incorporated areas of King County adjacent to North Bend's Urban Growth Area that, when developed, may have an effect on municipal services or on the quality of life of North Bend residents. Potential impact areas include resource lands, rural lands, environmentally sensitive areas, hillsides, and aquifer recharge areas critical to the City's quality of life and services.

### **C.6 Land Use Types**

The Land Use Plan Element identifies the type, location, and intensity of the following distinct land uses and includes discussion of mixed uses among these categories:

**1. *Residential Land Uses:*** Residential land uses include low to high-density housing and cottage housing.

**2. *Commercial Land Uses:*** Commercial land uses include retail, services and office.

**3. *Employment Park Land Uses:*** Office parks, high technology business parks, warehouses, heavy industrial, and manufacturing businesses are included in the discussion of employment generating land uses.

**4. *Parks, Open Space, and Public Facilities Land Uses:*** These areas include recreational open space, active and passive parks uses, and publicly owned facilities.

**5. *Mixed- Use:*** Mixed-use refers to the combining of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Typically this is accomplished in the following way; 1) A structure with ground floor retail/commercial or service uses and the above floors occupied by residential use; 2) A structure which provides retail/commercial or service use in the portion fronting the public street with attached residential or office uses behind; and 3) Multiple structures on one site which provide retail/commercial or service uses in the structure(s) fronting the public street or public realm, and residential and/or office uses in separate structure(s) behind. Mixed-use development opportunities are recognized as a key plan component in creating revitalization of the existing built environment and spurring new development opportunities. Benefits of mixed use developments included but not limited to; 1) allows citizens to live, work and shop within a close proximity to each use; 2) creates activity within the district or neighborhood during longer periods of the day; 3) creates housing options and housing diversity; 3) promotes pedestrian activity and reduced auto dependency and 4) creates a sense of place.

## **C.7 Community Design**

Traditional zoning separated homes from employment, shopping and commercial spaces. Commercial and industrial spaces were concentrated in large centers oriented towards the freeway and the automobile. Population growth and traffic congestion created a need to accommodate a better mix of uses where people can live, work and shop. Mixed-use development can provide a better jobs to housing balance and provide citizens with the option to live closer to work, thus making walking, biking and transit choices more abundant. Mixed-use buildings as described under C.6 (5) above are a combination of retail/commercial/office and/or service uses with residential use in the same building or on the same site. Mixed use is permitted and encouraged in the Downtown Commercial (DC) zone, Neighborhood Business Zone (NB) and through Planned Neighborhood Development Review in the Employment Park I (EP-1) zone. Neighborhood focal areas and commercial districts and employment centers are further described under D.3 and D.4 below.

# **D. LAND USE CHARACTERISTICS, DISTRIBUTION AND LOCATION OF LAND USES**

## **D.1 Comprehensive Plan Amendment History**

The City's current zoning identifies existing development patterns and opportunity areas for new growth. The zoning regulations must reinforce the Goals and Policies contained in the Comprehensive Plan. The City was rezoned to be consistent with the 1995 Comprehensive Plan in 1997. The zoning was then revised to be consistent with the 2002 Comprehensive Plan amendments in 2002 and 2003. The zoning was amended again as necessary pursuant to the 2004 Comprehensive Plan amendments to create revised zoning districts that will ensure new development more closely reflects emerging conditions and community goals defined in the plan. The 2007 Comprehensive Plan is updated to reflect changes to the zoning code in 2006, approved September 19, 2006 and continued the updating to reflect emerging conditions and community goals

## D.2 Distribution of Land Uses

**TABLE D.2.A: LAND AREA BY EXISTING ZONING WITHIN THE CITY AND DESIGNATED BY THE CITY FOR THE UGA**

Zoning District	Area (acres)	Percent of Total Area
Low Density Residential	1520	39%
Cottage Residential	63	1%
High Density Residential	52	1%
Downtown Commercial	58	2%
Interchange Commercial	77	2%
Interchange Mixed Use	37	1%
Neighborhood Business	146	4%
Employment Park – 1	367	10%
Employment Park – 2	134	3%
Park / Open Space / Public Facilities	681	18%
Un-Zoned Areas (Right of ways / rivers)	720	19%
<b>TOTAL</b>	<b>3,855</b>	<b>100%</b>

Source: City of North Bend

The North Bend UGA is approximately 3,854 acres in size (incorporated area of the City is comprised of about 1,897 acres). The predominant land use activities, as classified on the current zoning map, are residential uses (single-family and multi-family zoning classifications 43%); see **Map 1-2**. Employment, business, and commercial 22%, Dedicated open space/public facilities areas 16% and un-zoned rights of ways or open water 19% . **Table D.2.A** shows the percent of land in each City of North Bend zoning category within the UGA in 2004.

## D.3 Residential Land Use and Neighborhood Areas

### Residential Land Use

The 2000 Census found 4,746 people in North Bend living in 1,889 housing units (the estimated 2003 OFM population number is 4,680 persons). Just over half of the dwelling units in the City were constructed since 1990(990 units or 51%) while another 25 % or 493 home were constructed between 1960 and 1989. The remaining 24% or 471 home were constructed prior to 1959. Nearly all units in the city are served by public water systems, while only 75 percent are served with public sewer.

**Table 3-1** in the Housing Plan Element provides an overview of the age of housing structures in the City. Between 1993 and 2000, there were 497 single-family dwellings constructed and 238 multi-family units constructed in the City. Between 2000-2006, nineteen single-family dwellings were constructed and no multi-family units were constructed.

The City has 1,177 single family detached homes (60%) and 724 units (40%) of multi-family housing (two or more units). Much of the City's multi-family housing stock is located adjacent to its downtown commercial core while a new 232-unit project was built south of Interstate 90 in the Forster Woods neighborhood in 1998. Concentrated areas of higher densities encourage pedestrian activity and reinforces transit usage when appropriate amenities are also provided. Residential land use policies are intended to strengthen the existing neighborhoods while allowing new residential development to occur which adequately meets the needs of a growing population. The City also contains 53 mobile home units



located principally in two mobile home parks. These units offer affordable housing opportunities for families residing there.

### **Neighborhood Areas**

In the North Bend Vision Plan, the City identified the tone and character for the future direction of its residential neighborhoods. Much of the discussion during the development of that plan centered around the desire of the community to retain its existing rural character, natural beauty and small town scale through the development of distinctive yet interrelated neighborhoods. Neighborhoods were to be characterized by their pedestrian orientation, which helps to create a sense of community and place, as well as by an internal network of bicycle and pedestrian trails which are connected to a Citywide network of peripheral open space giving access to County trails and regional open spaces. Peripheral open space helps to define neighborhood edges. Neighborhood centers were to be encouraged within the neighborhoods and could be an existing or future commercial area, park. The centers were designated to help consolidate the neighborhood's identity and serve as a focus for community activities.

Neighborhood size was defined by the walking distance to the neighborhood center. New neighborhoods were proposed to be designed in such a way that jobs, housing and services were readily available to the local residents and were often within walking distance. By encouraging a "walk-able neighborhood," a sense of community is affirmed, automotive pollutants are reduced, and human interaction is fostered. As well, the City seeks to reduce urban sprawl as it encourages compact development.

The identification and development of neighborhoods within the City occurred with several goals in mind. First, the neighborhood can be compact and comprised of structures of varying scale. Clustering is to be encouraged to help minimize impacts of conflicting land uses while enhancing the natural features or open spaces within a proposed development. Second, development within the neighborhood must respect the historic and vernacular architectural styles and patterns of development. Streetscape and pedestrian scale are further components identified as critical elements to achieving a humane environment. Design guidelines for infill development in the City's residential neighborhoods have been developed for inclusion within amendments to the City's zoning code.

The following neighborhood descriptions recognize, and in some cases create, the very neighborhoods that can be encouraged to become an integrated whole of the City through innovative and effective development regulations and City policies. In some instances this will occur after the development of recommended neighborhood plans, and in other instances the market will identify opportunities that are ripe for specific market-driven actions.

The potential for the creation of future neighborhood-specific plans will enable neighborhood residents to have a voice in the direction their neighborhood may take. Anything from the identification of needed neighborhood amenities to the development of a neighborhood signage programs can be explored within the context of the neighborhood planning process. In the case of existing City neighborhoods, residents should be encouraged to participate in the planning process by forming citizen committees, which work with staff to create their neighborhood plan. In the case of emerging neighborhoods, property owners will be involved during the annexation process and will be encouraged at that time to come together to develop and plan direction for their area.

There are **11 residential neighborhoods** identified in the plan. Each of the neighborhood planning areas contain a land area of about 160 acres. Over time, the neighborhoods designated here may change somewhat in size and shape based on the size and configuration of an emerging neighborhood center, and on environmental features and existing street systems which serve as boundaries and edges for some

neighborhoods. The majority of neighborhoods are defined in size by walking distances from a "neighborhood center," or focus area for the neighborhood. **Table D.3.A** lists all of the City's existing and future neighborhoods and their Neighborhood Centers as currently designated. The neighborhoods are shown in **Map 1-4**. In concert with the Transportation Plan and Parks, Recreation and Open Space Plan Elements, the City should strive to seek land to accommodate neighborhood greenways and bike paths that both connect and articulate each neighborhood's identity. Development of future comprehensive neighborhood signage programs would further help distinguish the neighborhoods' unique characteristics.

<b>TABLE D.3.A: CITY OF NORTH BEND NEIGHBORHOODS AND NEIGHBORHOOD CENTERS</b>	
<b><u>Neighborhood Name</u></b>	<b><u>Neighborhood Center Location</u></b>
Silver Creek	E.J.Roberts Park
Forest Service	Coordinate with North Bend Way
Mount Si	Coordinate with potential Dahlgren Park site
Opstad	Opstad School
Maloney Grove	None Designated; Designate future park site or coordinate with mixed use development on Cedar Falls Way
Si View	Si View Park
Shamrock Park	Coordinate with Interchange Commercial
Forster Woods	Coordinate with Interchange Mixed Use and Interchange Commercial
Tanner	Coordinate with potential Dahlgren Park site or commercial development at SE Mount Si Road
Wood River	Coordinate with future Schools and Interchange commercial
Meadowbrook	Meadowbrook Farm Interpretive Center and Commercial Area

### *Silver Creek Neighborhood*

The Silver Creek Neighborhood is located to the northeast of the downtown, with its neighborhood center located at E.J. Roberts Park. The southern edge of the neighborhood is defined by the Burlington Northern Railroad right-of-way. The western edge is defined by the Tollgate Farm and City limits establish the north and east boundaries. The area is characterized by predominately single-family development. Future development in the neighborhood is heavily "constrained" by floodways and floodplain impacts. Zoning in the neighborhood should be set at a density of 4 units per acre (gross) to be compatible with the "established" development pattern and "constraints" of the floodplain. Effort should be made to secure additional land to be used as park adjoining E.J. Roberts Park as development is proposed in order to accommodate an increase in the number of neighborhood residents using the Park's facilities.

### *Forest Service Neighborhood*

The Forest Service Neighborhood is located to the southeast of the downtown and directly south of the Silver Creek Neighborhood, bisected by North Bend Way. City leaders discussed development of a new civic complex and municipal campus site in 1992 when they purchased just over nine acres of vacant property across from the Forest Service complex. A Public Works Building was constructed on the site in 2002. Possible future development of this property includes a municipal campus consisting of a new City Hall, and new fire and police stations. When the City decides to proceed with further development here, it

should also solicit other concepts from the community for use of the remainder of the property. Effort should also be made to ensure protection of significant trees located on the site and the preservation of the trees on the property that border Cedar Falls Way.

The neighborhood contains vacant, or redevelopable areas which are envisioned for the development of a mix of civic, commercial, and residential uses as well as internal open spaces and greenways and the future development of the Burlington Northern Railroad right-of-way into a component of the City's trail system. Development and redevelopment of commercial areas along North Bend Way could provide a center for the neighborhood. The portion of the Forest Service neighborhood located in the corridor between North Bend Way and Cedar Falls Way and an area north of North Bend Way is zoned Cottage Residential (CR) which allows for increased residential density (up to 10 units per acre) subject to approval of a Planned Neighborhood Development.

### *Mount Si Neighborhood*

The Mount Si Neighborhood is located to the southeast of the downtown and directly southeast of the Forest Service Neighborhood; it is situated primarily within the City's defined Urban Growth Area. The northern edge of the neighborhood is defined by the old Burlington Northern Railroad right-of-way. Land uses in the neighborhood include a cemetery and a range of housing types. Efforts should be made to preserve the affordable housing located here in the existing mobile home parks. No neighborhood center is now identified. A future neighborhood center could be developed around a park coordinated with the County owned "Dahlgren" property located adjacent to the UGA on the north side of the Snoqualmie Valley Trail. A future park could include amenities to serve both the neighborhood residents as well as visitors using the Middle Fork of the Snoqualmie River. Zoning on the UGA side of the "Dahlgren" property should be re-evaluated to consider creating a complimentary residential center that could develop in conjunction with recreation facility on the County property.

### *Opstad Neighborhood*

The Opstad Neighborhood is located to the southeast of downtown and directly to the south of the Mount Si Neighborhood; it is situated primarily within the City's defined Urban Growth Area. The southern edge of this neighborhood is bounded by the Interstate 90 right-of-way. The neighborhood contains lower density single-family homes, Opstad Elementary School, and areas of vacant or redevelopable land. Much of the neighborhood has been "established" by existing residential subdivision patterns and should be maintained at a 4 dwelling unit per acre (gross) density. The neighborhood center is focused around Opstad School, located at the intersection of 432nd Avenue and 136th Street.

### *Maloney Grove Neighborhood*

The Maloney Grove Neighborhood is located to the southeast of the downtown and directly to the west of the Opstad Neighborhood; it is situated primarily within the City's defined Urban Growth Area. The southern edge of the neighborhood is bounded by the I-90 right-of-way. The area contains lower density single-family residences. This neighborhood contains areas of vacant or redevelopable land envisioned to consist of predominantly new residential development. No neighborhood center is now identified. A future park site could serve as a neighborhood center or the center could be located on the north edge of the neighborhood in mixed use development along the Cedar Falls Way corridor. The portions of the neighborhood which are constrained by the floodplain and portions of the neighborhood which have been "established" by existing residential subdivision patterns should be maintained at a 4 dwelling unit per acre (gross) density. Development of a neighborhood center composed of mixed residential uses could also preserve a portion of the land as open space, in keeping with the community's desire to maintain its rural character as articulated by open spaces. Adjacent greenway connectors would help define the neighborhood

by providing walking trails; separate bike trails as proposed in the Transportation Plan Element would be key elements for this neighborhood's future development.

### *Si View Neighborhood*

The Si View Neighborhood is located to the south of downtown and northwest of the Maloney Grove Neighborhood. The western edge of the neighborhood is defined by the South Fork of the Snoqualmie River. The area contains areas of vacant or redevelopable land, which is envisioned primarily as a single-family neighborhood. Portions of the neighborhood are constrained by the floodplain and portions of the neighborhood have been “established” by existing residential subdivision patterns and should be maintained at a 4 dwelling unit per acre (gross) density. The neighborhood center is identified as Si View Park.

### *Shamrock Park Neighborhood*

The Shamrock Park Neighborhood is located in the City's UGA to the south of the downtown and east of the South Fork Interchange area. It contains the existing subdivisions of Shamrock Park and Berry Estates. The neighborhood is bounded to the east by the South Fork of the Snoqualmie River. The neighborhood center is now identified as the exit 31 interchange commercial area. The neighborhood contains areas of vacant or redevelopable land, and is envisioned as a mix of density of residential uses. Future development in the neighborhood is heavily “constrained” by floodways and floodplain impacts. Zoning in the neighborhood should be set at a density of 4 units per acre (gross) to be compatible with the “established” development pattern and “constraints” of the floodplain. Proximity to both the downtown and South Fork employment centers will encourage use of alternative transportation modes.

### *Forster Woods Neighborhood*

The Forster Woods Neighborhood is located to the southwest of downtown and to the southwest of the I-90 Exit 31 interchange. The area contains the Forster Woods subdivision, both single family and multi-family, and additional vacant or redevelopable developable acres with moderate development constraints. A portion of the land developed has been dedicated as a neighborhood mini park to serve the future families who reside there. The neighborhood center is now identified as the exit 31 interchange commercial area. Future development of the Interchange Mixed Use area south of exit 31 could provide a closer neighborhood center opportunity. Adjacent to the freeway intersection, vacant parcels would be developed as land uses suitable to the interchange mixed use designations to be compatible with adjoining residential areas. Existing environmental constraints must be addressed in any future development that occurs here. The remaining undeveloped lands in the Forster Woods Neighborhood area is proposed at LDR 4 (gross) units per acre on the south side of W. Ribary Way and HDR with a density restriction covenant on the north side of W. Ribary Way.

### *The Tanner Neighborhood*

The Tanner Neighborhood is located to the southeast of downtown between Tanner Mill and the Edgewick Interchange. This area is bounded by the Middle Fork of the Snoqualmie River on the north and west and by North Bend Way on the south. This area is within the North Bend Urban Growth Area. The neighborhood center is currently not defined but should be coordinated with the proposed neighborhood center on the Dahlgren property in the Mt. Si Neighborhood. The neighborhood contains areas of vacant or redevelopable land, and is envisioned as a mix of density of residential uses, cottage housing and employment park uses. Employment generating businesses will focus their efforts along North Bend Way

and at the intersection of SE Mount Si Road. Portions of the neighborhood have been “established” by existing residential subdivision patterns and should be maintained at a 4 dwelling unit per acre (gross) density.

### *The Wood River Neighborhood*

The new Wood River residential development identifies the form of the neighborhood development, with 110 residential lots of about 35,000 square feet each. Developed to County standards for septic systems, the City must keep a close watch on the future potential for environmental degradation as these systems age. This neighborhood is bounded to the north by the Middle Fork of the Snoqualmie River and to the south by the Edgewick Interchange and North Bend Way. Access to this area is from 140th Street and Edgewick Road. This area will be developed principally at low and medium density residential uses. The neighborhood contains areas of vacant or redevelopable land, and is envisioned as a mix of density of residential uses. The City will require that future development of this area provide public access to the Middle Fork of the Snoqualmie River with pedestrian trails that would connect residential areas to the river and to the commercial and employment areas at the Edgewick Interchange Area. Portions of the neighborhood are “established” by existing residential subdivision patterns and should be maintained at a 4 dwelling unit per acre (gross) density. The planned construction of an elementary school and a middle school on land just east of the Wood River subdivision in combination with the existing interchange commercial developments and proposed I-90 Corporate Employment Park will create a neighborhood center for the Wood River neighborhood. The remaining undeveloped lands in the Wood River Neighborhood are proposed at 4 dwelling unit per acre (gross) density.

### *Meadowbrook / Tollgate Neighborhood*

The Meadowbrook / Tollgate Neighborhood is chiefly characterized by the preserved Meadowbrook and Tollgate Farms, and is designated as an urban separator. The retention of open space and passive and active recreation within the Meadowbrook /Tollgate Urban Separator is an important priority for the City. The urban separator designation has been supported by designating the neighborhood as a development rights transfer sending zone. Working together with the City of Snoqualmie, North Bend has developed a fiscally responsible land use and management plan that will preserve and enhance the Meadowbrook property. A Master Plan for the Central Meadow of the Tollgate Farm is under preparation. The City should work with King County to develop a master plan for the balance Tollgate Farm property in the future.

The Meadowbrook neighborhood contains some housing units as well as limited commercial and manufacturing land uses. The neighborhood contains areas of vacant or redevelopable land, and is envisioned as a mix of density of residential uses. Future development in the neighborhood is constrained by wetland, stream and floodplain critical areas. Zoning in the neighborhood should be set at a density of 4 units per acre (gross) to be compatible with the established development pattern and constraints of the environment. This commercial area in conjunction with the new Meadowbrook Farm Interpretive Center will function as the future neighborhood center for the Meadowbrook neighborhood. Much of the area outside of the publicly owned property remains vacant or undeveloped.

### *Residential Downtown*

The traditional downtown is comprised of both commercial and residential land uses. Residential land uses include both single and multi-family densities. The proximity of housing to commercial and service land uses encourages alternate transportation modes and requires a recognition of the need for pedestrian

amenities within this core area of the city. Scale and intensity of future development and redevelopment here will be critical aspects of the continuing effort to create a pedestrian friendly environment.

#### **D.4 Commercial Districts and Employment Centers (employment centers moved up from later in chapter)**

North Bend offers a variety of jobs to persons residing both inside and outside the City limits. The 1992 jobs estimate was 1,082 jobs in North Bend. The number of jobs in North Bend increased to 1,803 by 2000 based on the 2002 Buildable Lands Report for North Bend. Commercial Districts and Employment Centers are predominately concentrated along Bendigo Boulevard and North Bend Way and Boalch Avenue NW.

#### **COMMERCIAL DISTRICTS**

##### **1) Downtown District**

The North Bend Way downtown commercial corridor provides the historic area of traditional retail and service activities associated with a small city. About 2% percent of the UGA's land area lies within the downtown commercial district. Opportunity exists here for a major rehabilitation effort to get the downtown commercial structures in line with current consumer expectations for merchandise variety, visual appeal, and health and safety concerns. In response to this issue the City designated a Downtown Commercial Historic District covering 17 historic buildings in the downtown core area in 2000. The historic district designation has been supported with several programs designed to stimulate maintenance and redevelopment of the designated structures. To date six of the designated buildings have been renovated consistent with their historic design triggering renewed interest in the downtown. The City's efforts at adding public amenities to this area are part of the continuing public investment designed to strengthen and revitalize the downtown core. Continuing effort and attention is needed for the downtown area to fulfill its potential to provide higher employment densities.

##### **2) Edgewick District**

Moving further east on North Bend Way and extending to the Edgewick Interchange at exit 34, the area now within the City's Urban Growth Area but outside its current incorporated limits, includes other sites for commercial development and employment growth. This area has great potential for increased job development due to its flat topography, excellent freeway access, traditional commercial and industrial land uses, and proximity to the major urban center of Seattle. The City must consider its interests in timing of development by considering annexation requests with requests for utility extensions. Attention to the most suitable zoning classifications is also a significant issue, as the *North Bend Vision Plan* clearly articulates the City's desire to manage new commercial development with attention to the scale and intensity suitable for a small city.

##### **3) South Fork Interchange District**

Another commercial district and employment node exists at exit 31, the South Fork interchange of I-90. Nintendo and the Factory Stores outlet mall are located west of Bendigo Boulevard. An adjoining array of fast service restaurants, automotive services and the large scale Safeway retail center developed in 1997 will continue to provide a variety of types of jobs for local residents while becoming an important revenue resource for the City. Job growth here will continue to help the City meet its regional employment targets.

##### **4) Tollgate-Meadowbrook Urban Separator District**

This area is zoned neighborhood business (NB) and lies north of Bendigo Blvd. North in the vicinity of Boalch Ave NW and NW 14<sup>th</sup> Street and has existing commercial service uses and employment

opportunities. Chinook Lumber, mini-storage, daycare, churches, police services and a gym are some of the existing uses. This District is not anticipated to accommodate significant commercial growth based on the objectives of the urban separator overlay zone. Development rights from the Tollgate - Meadowbrook Urban Separator Area can be transferred into the Downtown in recognition of the goal to reduce future development in the Urban Separator Overlay area.

The Tollgate-Meadowbrook Urban Separator District could become a hub of small-scale business and service activity that help generate local jobs. It is the intent of this zoning to encourage job development for businesses that serve residents in neighborhoods in which they are located. Mixed-use activity is permitted to achieve a housing and jobs mix; such a mix of uses would add liveliness and vitality to strengthen future neighborhood centers.

#### 5) Gardiner Creek District

Principal industrial job sites are now located west of the downtown. Here much of the land currently zoned as Employment Park One is vacant. Policies for industrial lands are intended to provide guidance toward identifying adequate land area for job growth and creation, developing parameters to help reduce conflicts between adjoining land uses and providing direction for new development to exhibit sensitivity to the natural environment. Commercial land use policies are written to enhance the character of the traditional downtown commercial core while providing adequate opportunities for commercial development in other identified areas.

#### 6. Mt. Si. District

The Tanner District is located at a key intersection, at East North Bend Way and SE Mount Si Road. This intersection provides access to the busy and beautiful Mt. Si Trailhead, one of Washington's most hiked trails and natural draws. Because this trailhead is a regional draw, attracting over one hundred thousand people each year retail and commercial opportunities are abundant. This District will see a demand for Neighborhood Business type uses, serving both the recreationalists and local clientele. It is important that growth and development in the Tanner District makes the best of its economic potential while maintaining a natural small town quality, compatible with the regional natural draw of the Mount Si Trail. Retail and commercial uses should be pedestrian friendly, concentrated at the intersection with parking located to rear. Mixed use developments consisting of retail/commercial and residential is encouraged. Residential uses on North Bend Way and the first block of SE Mount Si Road should be limited to the second story and/or located to the rear of the retail uses.

### **EMPLOYMENT CENTERS**

Policy direction for the City's employment centers is outlined based upon existing conditions and opportunity areas. An employment opportunity area is an area of the City that has existing or future capacity for additional job growth. A general description of existing employment and opportunity areas is given below. Specific economic strategies useful to implement the intent of this chapter will be outlined in the Economic Element of this Plan. Areas where employment activities occur but which need additional design attention to meet their full employment potential are discussed under the description of existing areas. Special attention is given here to the economic opportunity to create employment growth in the Downtown, the North Bend Way - Edgewick Corridor which lies within the City's UGA, and the South Fork Interchange – Employment Park area.

#### ***Downtown as an Existing Employment Area***

The City's existing downtown is the traditional, historic commercial core of North Bend. However, a significant change in the function of the downtown occurred with the completion of Interstate 90 and the subsequent removal of through-traffic from downtown streets in the 1970's. This change presents both challenges and opportunities. The reduced need for North Bend Way to function as a major thoroughway for the region allows the City to transform North Bend Way into the historic commercial and service core the community desires in its downtown. North Bend Way may now become a pedestrian-friendly public spine, as comfortable for people as for automobiles. This transformation has started with the public investment in the pedestrian infrastructure of the downtown.

Public investment in commercial areas invariably serves to spur private investment by property owners and business people. It is at this stage that policy implementation supports the revitalization process. Policies that support revitalization include clear and concise guidelines for new development and redevelopment, expedited permit processes, and a willingness on the part of the community to encourage growth where it may be accommodated in the most efficient manner. Typically growth can most easily be accommodated where existing infrastructure and City services are in place; this approach would direct additional resources to improve the viability of North Bend's downtown.

The downtown as it is traditionally configured contains areas of vacant, developable or re-developable land envisioned to be utilized for selective infill development projects. Additional opportunities also exist for the redevelopment of underutilized parcels of land within the downtown area. Proposed uses would primarily be service and specialty retail, which would capitalize on the existing tourist market and mixed use projects. Buildings that include commercial uses on the lower levels and residential uses on the second levels would be appropriate infill.

While the downtown is the historic commercial/retail core for North Bend it also includes some of the oldest and newest residential neighborhoods in the City. Residential densities within downtown are higher than in other areas of North Bend and reflect the generally smaller lots and multi-family residential development that has occurred around the Mount Si Plaza. Higher density residential uses are appropriate in this area and act to complement the downtown commercial, retail and service uses. Proximity to core community services also helps to reduce the reliance on automobiles of those who live downtown. An opportunity exists for downtown to exhibit a "village quality" where residential and commercial uses exist in harmony and act to support the needs of residents and business owners.

To enhance the village concept within the downtown, public improvements which began in 1993 should continue both further east and west along North Bend Way. These improvements include the widening of sidewalks along North Bend Way, planting of new street trees, installing historic lighting and expanding the curbs at intersections to assist safe pedestrian circulation at crosswalks. Other options for street improvements could include special paving materials, additional plantings, and outdoor seating where it is determined to be safe and appropriate. Textured paving materials and pedestrian amenities, which help to slow down vehicular traffic through key intersections, also act to unify downtown. It is through the use of common elements developed as part of public improvements along key streets, such as sidewalk improvements, lighting standards, signage, and street furniture, together with private investment to rehabilitate existing structures, that the downtown will be revitalized. Specific design recommendations for the downtown can be developed further within the context of a Downtown Economic Development Plan.

A further aspect to include in the Downtown Economic Development Plan is a downtown-specific study of vehicular and pedestrian circulation. Just how vehicles move through the downtown, if and where more parking should be located, an analysis of a system of improvements that would link downtown with the



South Fork (exit 31) interchange and other critical points of interest or existing activity, the continuation of planted medians on North Bend Way to unify the historic downtown core are all aspects needing further analysis as the City contemplates the future direction for the downtown area. Implementation of the Tanner Trail improvements along the historic Milwaukee railroad right of way and the heritage corridor improvements on Bendigo Boulevard between downtown and the South Fork Interchange (exit 31) are helping to strengthen the pedestrian circulation in the downtown and provide linkage of the two employment centers.

A 1982 Urban Design Study of downtown North Bend conducted by University of Washington planning students together with members of the North Bend community recommended a gradual phasing out of the "alpine" theme now present in a few buildings in downtown. This would be accomplished as repairs and alterations are made to buildings. Instead of artificial "themes," the downtown character can be derived out of its own special qualities of retailing; that is, small independent owner-operated stores and businesses which cater to the local population as well as to the passersby. Designation of the downtown historic commercial district in 2000 and the associated redevelopment of 5 of the 17 designated historical buildings to date has moved this transition forward.

### ***South Fork Interchange – Employment Park Zone as an Existing Employment Area***

The South Fork Interchange at exit 31 and the route along Bendigo Boulevard over the bridge to North Bend Way serves as a primary City "gateway" which announces to the casual visitor and resident alike one's arrival into the City. Steps have been taken to identify this corridor as significant including the "Welcome to North Bend" sign, street trees and other landscaping, and the development of the visitor information center. Specific improvements and design guidelines are proposed for this area with a twofold intent: (1) the guidelines outline ways to reinforce and continue the existing improvement efforts which helps make the gateway stronger particularly given current development pressures, and (2) they are intended to encourage visitors to venture into the downtown thereby strengthening the traditional downtown core. Mixed-use business park and light manufacturing uses should be encouraged to locate in the Employment Park zoned property with strict visual impact controls (signage, lighting, landscaping). Auto-oriented service and retail uses located in the property zoned for Interchange Commercial uses should also be controlled through the same controls to ensure a high-quality development at this key access point. Uses in the Interchange Mixed Use zoning are to be limited to less intensive commercial activities that will be more compatible with the residential zoning district uses surrounding the interchange. Heightened visual impact controls will be implemented in the Transitional Area Overlay District at the edges of the commercial area where it adjoins residential zoned property. The south fork interchange and employment park area contains areas of vacant, developable or re-developable land envisioned to be utilized for development projects.

Specific improvement and design opportunities for the South Fork area were identified to include the following:

*Bendigo Boulevard:* Provide continuous landscaping along the full length of the boulevard between the I-90 interchange and North Bend Way. Special light standards could lead one into downtown. Banners or flags could introduce color and visual interest. New commercial buildings should be encouraged to front onto the street to reinforce street edge. Parking lots should not be located along the street frontage but rather behind buildings or structures.

*Potential New Public Space:* Consider public development located on City-owned property adjacent to the South Fork of the Snoqualmie River and near the bridge. This site, together with the Gardiner-Weeks Park,

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the Snoqualmie Valley Historical Museum, and the Visitor Information Booth, can be physically linked together to form a recognizable civic center and expanded park.

*Major New Open Space:* Provide the opportunity for additional public open space and riverfront trails between Ribary Creek and the South Fork of Snoqualmie River between Bendigo Boulevard and North Bend Way. This area is partially within the floodway and contains both public and privately-owned land. New commercial development located to the west of this site might contribute to the development of the open space and trail system at this location. Preservation of this open space would be linked to the Tollgate Farm area open space described above in the Meadowbrook / Tollgate residential Neighborhood and further the City's interest in creating a network of open space corridors in conjunction with protecting constrained sensitive areas as required by the GMA.

*Heritage Corridor:* Implement the Heritage corridor plan for pedestrian, lighting and aesthetic frontage improvements along Bendigo Boulevard from Ribary Way on the south to Park Street on the north to enhance the gateway into the City and enhance the connection between the downtown, the South Fork Interchange and the Forster Woods Neighborhood.

### ***The East North Bend Way - Edgewick Corridor as an Existing Employment Area***

Formerly the old highway 10, this area developed along its length as an auto-oriented commercial strip with motels, gas stations, restaurants, and mobile home parks. This area includes lands zoned for interchange commercial, employment park, neighborhood business and residential uses. The east north bend way – Edgewick corridor area contains areas of vacant, developable or re-developable land envisioned to be utilized for development projects. Since the realigned I-90 bypass around North Bend was completed in the 1970's, the corridor has ceased to provide this function to travelers except near the Edgewick Interchange. With this shift from dependency on auto-oriented commercial uses, future redevelopment of the corridor with mixed use development activities is a high probability. City policy is to allow redevelopment to occur only with the extension of City services to the area. Appropriate mixed land uses could include business or technology park development, multi-family and destination commercial uses that would take advantage of the ease of access from North Bend Way and the freeway interchange. The existing Tanner Mill is an appropriate site for future light industrial or manufacturing uses that meet current City policies for maximizing job creation and minimizing any environmental impact. Existing land uses found here must be accommodated where they meet the identified goals and policies of the City.

The East North Bend Way - Edgewick corridor also includes portions of the Forest Service and Mt. Si Neighborhoods. These neighborhoods can coordinate their neighborhood center with the existing and planned commercial areas. Currently the corridor exhibits the effect of auto-oriented "strip commercial" development with numerous egress and ingress points from North Bend Way. The consequence of continuing this type of street access for redeveloped parcels is significant. First, a commercial strip is not desirable as this area will serve to link downtown with the Edgewick Interchange Anchor and will serve as a gateway to downtown from the southeast. Second, typical multiple curb cuts found on commercial strips are detrimental to the safety of the community's residents, impede the smooth flow of traffic and act to discourage non-automotive forms of transit. The City will work to discourage strip development here through its development regulations.

The area also has important scenic qualities with views of the Middle Fork of the Snoqualmie River and Mount Si. Interpretive or historic signage would be appropriate located along the corridor and would help give perspective on the natural and human histories of the area. Opportunities exist here to develop higher

density residential land uses, which take advantage of magnificent natural views. Where appropriate, preservation of important view sheds should be accomplished through regulatory mechanisms for building setbacks, height and land coverage. Opportunities may also exist for working with King County to ensure that significant scenic areas, now rural in character and under County's planning jurisdiction, remain to complement proposed development. The "Dahlgren" property (**See Map 8-2**) located between the Middle Fork of the Snoqualmie River and Snoqualmie Valley Trail, just downstream from the Tanner area, offers an excellent opportunity for a future public park site to compliment this area. The land adjoining the Dahlgren property along North Bend Way should be designated as a site that is suitable for a mixed use residential / employment park use to create a new neighborhood center and reduce the concern about strip commercial development occurring on the North bend Way corridor. In 2007 the city is proposing to change some of the land use designations and zoning in the proximity of SE Mount Si Road to encourage and enable a more vibrant commercial and retail intersection. Maintaining the views of the river and the mountains from the East North Bend Way – Edgewick corridor is critical to ensure that future land use relates to the historic character of North Bend.

Two former railroad right-of-ways are located along this corridor due to its flat topography. The right-of-way of both lines now provide an opportunity to create a significant trail system that would link downtown to the City's future eastern border of Edgewick area. The former Milwaukee railroad right of way has already been acquired and converted into the Snoqualmie Valley Trail by King County. While the corridor will continue to be a key vehicular route between the two anchors of downtown and Edgewick, with the development of the railroad right-of-ways as trails, the corridor can also be a strong pedestrian, bike, and equestrian link. As employment density increases, future transit can use this corridor and provide ample stops to encourage increased ridership and less dependency on the automobile.

### ***Neighborhood Business Areas***

The Comprehensive Plan includes several areas now located within the City as well as within its UGA that are designated with a "Neighborhood Business" zoning classification. The neighborhood business zoning is generally located in three areas; the downtown, east of the downtown in the East North Bend Way - Edgewick area and west of the downtown in the Tollgate - Meadowbrook Urban Separator Area. The comprehensive plan employment objectives for the Downtown and East North Bend Way - Edgewick area should guide the implementation of the neighborhood business zones in those areas. Neighborhood business zones in the Tollgate - Meadowbrook Urban Separator Area are not anticipated to accommodate significant future employment growth based on the objectives of the urban separator overlay zone. Development rights from the Tollgate - Meadowbrook Urban Separator Area can be transferred into the Downtown in recognition of the goal to reduce future development in the Urban Separator Overlay area.

These Neighborhood Business areas could become hubs of business activity that help generate local jobs. It is the intent of this zoning to encourage job development for businesses that serve residents in neighborhoods in which they are located. Mixed use activity is permitted to achieve a housing and jobs mix; such a mix of uses would add liveliness and vitality to strengthen future neighborhood centers.

## **D.5 Parks and Open Space**

About 11% percent of the UGA land area, or 430 acres, is now used for parks and open space. Both park and open space lands serve their own purpose, but together these types of land uses add continuity from the City's past rural function to its continued small town character. Key components of open space include the

Meadowbrook and Tollgate Farms that together have been designated by North Bend to serve as an Urban Separator between the Cities of North Bend and Snoqualmie. Together with land identified as environmentally critical areas, open space and parks link access to the River and its tributaries, provide visual relief from the built environment, retain areas for wildlife habitat and stormwater retention, create opportunities for study of the natural environment, and link the City with its historic past.

To adequately protect such critical land uses, this Plan proposes the creation of specific zoning categories to identify and retain areas which function as either parks or open space. The Parks, Open Space and Recreation Plan Element identifies recreational resources and provides specific policies, and establishes level of service standards for this important component of North Bend's amenities.

## **D.6 Public Facilities**

About 5% percent of the UGA land area, or 211 acres, is now used for public facilities. The City is well-served by a diverse range of public facilities developed to meet the needs of its residents as well as the needs of those living in adjacent un-incorporated King County. A new County public library and a new post office were completed in 1994. In 1992, the City acquired a nine-acre vacant parcel located in the geographic center of the city and its UGA; at the time this parcel was purchased it was intended to be the future building site for a new City Hall-Public Works Complex. The actual use of the property to date consists of a new public works complex. The City contracts with the King County Department of Public Safety for police services. East Side Fire and Rescue provides fire service and emergency medical services.

The one-acre site of the North Bend Depot and the historic train activities there link North Bend to the City of Snoqualmie and increase the diversity of the public facilities available. In addition, the historic train provides tourist activities that help generate needed economic activity. The Senior Center with its rich variety of programs and activities, the Si View Park complex with the only public pool in the upper valley, and the Snoqualmie Valley Historic Museum with its depth of high quality programs, resources, and displays provide a menu of programs and activities for all segments of the population. The Snoqualmie Valley School District 410 operates 2 elementary schools, 1 middle school, and two high schools in or near the North Bend UGA. Two of the elementary schools, Opstad and North Bend Elementary and one of the high schools, Two Rivers School are located in North Bend while the Middle School and Mt Si High School are located in Snoqualmie. The District has plans to construct a new elementary school and middle school on the Middle Fork Road adjacent to the North Bend UGA. The District has asked the City to support adding the property into the North bend UGA.

## **D.7 INCOMPATIBLE LAND USES**

The City of North Bend's Comprehensive Plan and Development Regulations need to reduce incompatibility between residential and commercial or industrial land uses in the North Bend UGA. Reducing and/or mitigating compatibility of land uses between adjacent residential and non-residential properties is fundamental to sound land use planning. To improve compatibility between residential and non-residential properties, the code shall include enhanced setbacks, additional landscaping, and enhanced design guidelines as well as limitation on permitted uses in specified locations. The objective of the code will be to provide buffering as necessary to preserve and enhance the character of residential zoning districts. Establishment of the Interchange Mixed Use (IMU) zoning district and a Transitional Landscape Area (TLA), will achieve the reduction of incompatibility between residential and commercial or industrial uses. See Section F. below for a further description of these overlay zones.

## D.8 SHORELINE MASTER PLAN CONSISTENCY

In 1995 the Legislature amended the Growth Management Act and the Shoreline Management Act to partially integrate the two statutes. The amendments incorporated the goals and policies of the SMA as the 14<sup>th</sup> goal of the GMA, specifically the goals and policies of a shoreline master program (SMP) were designated as an element of a local governments comprehensive plan and the balance of the SMP was designated as a segment of the jurisdictions development regulations (RCW 36.70A.480). However, the law provided that the shoreline master program shall be adopted (or amended) pursuant to the procedures in of chapter 90.58 RCW the Shoreline Management Act, not chapter 36.70A, the Growth Management Act. Consequently, correcting inconsistencies between the two plans will require a two step process. In the first step, the GMA present comprehensive plan needs to evaluate the shoreline jurisdiction, identify potential changes required to make the plans consistent then define which plan should be revised to effect the change. In the second step the Shoreline Master Plan needs to be revised to conform to current State requirements and local preferences.

North Bend's shoreline master program was adopted in 1990 prior to the adoption of the present GMA comprehensive plan. Following adoption of the 1995 comprehensive plan the City's SMP map of existing shoreline environments was revised to be consistent with the comprehensive plan. Since that time two major changes have occurred in the shoreline environment. A revised Flood Insurance Study was prepared with significantly different floodway and floodplain boundaries and new floodway and floodplain corridors. Second, the City prepared a Shoreline Characterization study in 2002 in preparation for amending the shoreline master plan and program. The City must update the Shoreline Master Plan (chapter 15.44 of the NBMC) by December 2011.

The map of the "existing" shoreline environments as designated by the City in 1996 is shown in **Map 1-7**. The map of the "proposed" shoreline environment shown in **Map 1-8** is based on the definitions of minimum shoreline area in current state law, applied to the most recent Flood Insurance Rate Map and map of "associated" wetlands for North Bend. The "proposed" shoreline environment designations shown on **Map 1-8** are based on the land use designations shown on **Map 1-1** in the Comprehensive Plan. A listing of proposed changes to the shoreline map to reconcile the two plans is shown in **Table D.8.A** below. Where changes involve revision of the shoreline master plan they will be docketed for consideration in a future amendment of the shoreline master plan and program.

**Table D.8.A: Proposed Changes to the Shoreline Master Plan Designations\***

<b>Location:</b>	<b>Comprehensive Plan:</b>	<b>Shoreline Master Plan:</b>
Tollgate and Meadowbrook Farm	Parks and Openspace	Conservancy*
Neighborhood Business zoned area of the Tollgate /Meadowbrook Neighborhood	Commercial	Urban General*
Silver Creek Neighborhood	Residential	Urban Residential*
South Fork Snoqualmie River – <u>Left</u> bank floodway, wetlands and 200'buffer south of NE 8th	Commercial and Employment Park	Urban General*
South Fork Snoqualmie River – <u>Right</u> bank floodway, wetlands and 200'buffer south of Tollgate Farm to south side of Tanner Trail	Commercial	Urban General*

South Fork Snoqualmie River – Right Bank floodway, wetlands and 200’buffer south of Tanner Trail to city limit south of Si View subdivision	Residential and Parks and Openspace	Urban Residential*
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## E. LAND USE AND ZONING DESIGNATIONS

Critical to the way the City will develop over the next twenty years is how the City classifies uses of land within its incorporated boundary and its growth areas. Traditionally, cities classify residential land uses by density characteristics, i.e., number of dwelling units to the acre. In order to meet the objectives of the GMA, the 1995 Comprehensive Plan recommended the creation of new zoning classifications that include a mixture of uses, both residential and commercial, and a mix of residential densities within the same land use areas. Zoning adopted in 1997 implemented the 1995 Comprehensive Plan and was subsequently revised in 2002. Changes to the residential zoning again occurred in September 2006 and the 2007 Comprehensive Plan reflects these changes. Some of proposed changes in zoning were guided by the recognition of areas with “established” development patterns and “constrained” development opportunities because of critical areas or conflicting policy objectives. The goals to achieve human scaled development, efficient use of land that discourages urban sprawl and the encouragement of compatible land uses are intended to achieve greater variety in housing options for City residents, promote affordability and develop a greater sense of local community while maintaining the existing small town character that drew people to North Bend in the first place. **Map 1-1** shows the land use designations and **Map 1-2** shows the current zoning.

Architectural and landscape guidelines, have been created as development standards to help implement the plan. In the area of commercial and industrial land uses, priority is given for new development regulations that help define job goals which maximize the numbers of jobs per acre, and environmental goals, which demand environmentally compatible development. In the following sections a general description of the City of North Bend’s zoning code classifications are presented as part of the discussion of each of the land use designations. The zones will provide the direction necessary to fulfill the City’s vision for greater choice and expanded opportunity for residents and businesses. The zones will also allow the City to meet the population, employment, and affordable housing targets mandated by the adopted Countywide Planning Policies.

The present zoning code is designed to implement the principles of the *North Bend Vision Plan* (**Appendix 10-1**) by promoting neighborhoods that are pedestrian-scale, predominately residential areas with mixed commercial and residential uses permitted in the commercial and industrial core of the city. Each City neighborhood is intended to function as a “mini-community,” with complementary land uses and coordinated design and circulation. The mixed-use core over time will become the “neighborhood center” as described in the *Vision Plan*. That is, a place where residents of the neighborhoods can come together in a neighborhood park, transit stop or neighborhood-scaled retail or commercial center. Locating these uses in a “mixed-use core” within walking distance of the neighborhoods in a deliberate, pedestrian-scaled pattern, encourages people to walk and bicycle and makes the neighborhood safer and more lively. A mix of housing, businesses, and recreation allows residents to accomplish many of their daily activities without driving thus promoting resource conservation.

In the City’s existing neighborhoods opportunity for creating higher density infill is more limited than in those neighborhoods that have yet to develop (primarily in the UGA). This is acknowledged by designating

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differing residential densities or allowed uses on the zoning map. Areas designated for higher densities could have zoning incentives available to develop the property in ways that optimize the use of the land and development amenities. Neighborhoods as described above include a notation of where a “neighborhood center” is currently identified. Ultimately, North Bend’s neighborhoods will develop defined edges of peripheral open space with complementary internal open space created at the time of development review or through other means. Neighborhoods will be linked with the City-wide pedestrian and bicycle corridors that are outlined in the Transportation Plan Element and in the Parks, Recreation and Open Space Plan Element. Promoting this type of neighborhood, or pedestrian-scaled environment, will help the City to maintain its small town lifestyle in spite of the competing pressures for household and job growth.

In either the case of the existing or the emerging neighborhood, residents can and should be encouraged to participate in a future neighborhood planning process to help identify important neighborhood characteristics and define the opportunity areas for future growth, location of neighborhood mini-parks and trail connections, tree planting programs and similar activities.

## **E.1 Residential Land Use**

### **Land Use Designation**

Most of North Bend is identified as Residential Neighborhoods (see **Map 1-4**). Residential zones provide for both single family and multi-family housing with a range of densities while also accommodating appropriately scaled commercial activity within the “mixed-use core” as described in the preceding paragraphs. To maintain the intent of the *North Bend Vision Plan*, new residential development will be encouraged to evolve according to traditional settlement patterns, with higher densities concentrated in the “unconstrained” areas and the “mixed use core” area, and gradually diminishing at the neighborhood's edges. Smaller lots and a mix of housing types will be included to bring densities to a level that makes transit use efficient for the UGA while meeting other affordability goals. The use of alleys in new residential neighborhoods will be encouraged.

A mix of neighborhood-scaled commercial and multi-family residential development could occur in the “mixed use core” area; feasibility will depend on compatibility with surrounding land uses as well as the availability of adequate infrastructure to serve the proposed mixed-use core center.

Low-Density Residential (LDR) will allow single-family homes at densities up to 4 units per acre. The Cottage Residential Zone (CR) allows between 6-10 units per acre and this entire zone must be reviewed through Planned Neighborhood Development (PND) overlay zone. Areas for future multi-family development are subject to design criteria outlined in the design regulations that focus on scale, density, open space, landscaping, site and recreation amenities, parking, and traffic issues. Multi-family development up to **21** units to the acre may be permitted in the “mixed use core” area if greater than the minimum amenities are provided; and the proposal is consistent with all development regulations.

### **Zoning Designations**

Most of North Bend, outside of the commercial and employment centers, will be zoned Low Density Residential (LDR). This zone is the primary zone in the City providing for housing at 4 units per acre. The LDR zone allows single-family development on a variety of lot sizes and permits up to 15% of these homes to be “cottage residential” through PND review.

This LDR designation supports the "neighborhood centers" concept by designating "neighborhood center" areas (see **Table 1-24**) where a neighborhood center activities can occur. In some cases the designated center may be a park or school that serves as a community activity center. In other cases the neighborhood center may be an existing or planned commercial area where mixed commercial and residential activity occurs through review and compliance with city development regulations.

A second residential zoning district, Cottage Residential (CR) will allow mainly single-family development on a variety of smaller lots at a density between 6-10 units per acre. Cottage homes have square footage limits and smaller lots to encourage a more affordable fee-simple option for homes. Up to 15% of the cottage development may be attached, multi-family style housing and all projects in the CR zone require PND approval. Amenities such as common areas and landscaping are required for cottage development and design concerns such as number of elevations; orientation, etc. are considered during approval.

A third residential zoning district, High Density Residential will support density in the range of 9 to 18 units per acre. At the higher densities, multi-family development must be oriented toward streets and open spaces. Amenities such as increased landscaping, common areas and links to the city bike or trail system are required. Design concerns are incorporated into the development standards to focus on scale, density, open space, other site amenities and traffic issues. By permitting a range of densities, the City will be able to achieve greater variety in housing options for city residents, promote affordability, and retain the existing neighborhood character.

The goal of the City is to maintain an overall housing balance of 30 percent multi-family to 70 percent single-family units.

## *E.2 Employment Park*

### **Land Use Designation**

The Employment Park designation includes areas where the major future employment growth for North Bend will occur. This designation provides for development of large and small business to meet the 20-year, 1,125 net job target identified for North Bend by the Growth Management Planning Council. An important consideration for the development regulations is the need for parcels of sufficient size, with few constraints that can provide efficient use of land to meet job targets. Activities promoted in this designation could include indoor fabrication, research and development, finance and other service related businesses, and distribution facilities. Typical heavier industrial uses will be accommodated here as well. Retail sales as a principal use will not be permitted.

### **Zoning Designation**

The Employment Park designation is divided into two zoning districts, EP1 and EP2. In either zone, development must occur in a manner compatible with the character of the upper valley and with the economic realities of future job creation in the region. Activities promoted in the EP1 zone designation include light manufacturing, distribution, research and development, finance and wholesale trade. A "Planned Neighborhood District" which includes both housing and employment activities may be permitted under planned neighborhood development review in the EP1 zone. The Employment Park code should be modified to define the preferred locations and acceptable conditions for development of residential mixed-use developments. Heavy manufacturing activities that generate offsite noise, odors, or lighting and/or truck traffic; or involve shift work or significant outdoor storage are permitted in the EP2 zone which will continue to concentrate these activities in the North Bend Way - Edgewick area. Protection of viewsheds and adequate buffering will be required of any permitted light or heavy manufacturing. Retail sales are not permitted except as business support activities.



## **E.3 Downtown Commercial**

### **Land Use Designation**

The "Downtown Commercial" designation will be the focus of services, specialty retail, and mixed-use development. Development will be encouraged to conform to traditional northwest vernacular architecture, front onto streets, include pedestrian amenities, promote alternative transportation by providing bicycle racks and facilities, and develop shared parking facilities. Multi-storied development will be permitted to include residential and/or professional office uses above the street level. By promoting and enhancing commercial land uses within the historic, or traditional downtown area, redevelopment activities will also be encouraged which can propel the North Bend downtown forward to meet the challenges of the next century.

### **Zoning Designation**

The Downtown Commercial zone is the focus of services, mixed use, and smaller scale retail or specialty retail development. New development and redevelopment must be human scale and pedestrian oriented. Projects should conform to traditional northwest vernacular architecture, front on streets, include public-use amenities, and locate parking at the rear or side. Through design standards, the City will encourage large display windows, development of plazas, sitting areas and parking areas that do not conflict with pedestrian movements. Multi-story development is permitted to include residential or professional office uses above street level. As development and redevelopment occur in the Downtown Commercial zone, this area will evolve into its own "neighborhood" with many of the characteristics of a neighborhood described in this plan. Residential density up to **21** units to the acre will be permitted when first level retail is provided and the development fronts onto a collector or higher-level street.

## **E.4 Neighborhood Business**

### **Land Use Designation**

The "Neighborhood Business" areas of the city are identified on the Land Use map as commercial areas because the City sees these areas as further opportunities for job creation and development. A portion of the NB zone in the NW corner of the city is also subject to the Urban Separator Overlay Zone (see F.1 and Figure 1-6). This overlay zone is intended to break urban landscape and link parks and open space such as the Meadowbrook and Tollgate Farms.

### **Zoning Designation**

The Neighborhood Business zone is a newer commercial zoning district intended to allow a variety of small-scale retail centers for shops providing goods to serve the everyday needs of the surrounding population. Multi-use development would be encouraged. Other permitted uses would include daycare, offices, restaurants, automotive services, recycling and recreation activities. Mobile home parks will be permitted as a conditional use. The mobile home park code should be revised to be consistent with the design objectives outlined in the vision plan, landscaping standards and current construction standards.

## **E.5 Interchange Commercial**

## **Land Use Designation**

The "Interchange Commercial" designation provides for business activities that typically serve the travel and tourist trade while also supplying goods and services in larger scale commercial development. Service stations, restaurants, retail sales, hotel, and motel uses will be included among the standard land uses permitted in these areas.

## **Zoning Designation**

The Interchange Commercial zone provides for services to the traveling public, as well as larger scale commercial activities. Signs and architectural design criteria will be established. Service stations, restaurants, retail sales, and hotel/motel uses are permitted. Attention to viewshed protection, ambient lighting and other environmental factors will be considered as part of the required design review.

## **E.6 Interchange Mixed Use**

### **Land Use Designation**

The "Interchange Mixed Use (IMU)" zoning designation provides a modified set of permitted "interchange commercial" activities to protect residential uses adjacent to Interchange Commercial zoning districts.

### **Zoning Designation**

The Interchange Mixed Use occurs where Interchange Commercial (IC) zoning is near to Residential (LDR, HDR) zoning. The purpose of this zoning is to provide a transitional zoning district to act as a buffer between Interchange Commercial and Residential zoning. The transitional area provides for a limited set of interchange commercial uses that are more compatible with adjacent residentially zoned parcels.

## **E.7 Parks, Open Space, and Public Facilities**

### **Land Use Designation**

The Parks Open Space and Public Facilities designation will include all public parks, schools and community facilities, as well as developed trails and other public recreational corridors. The areas known as the Meadowbrook Farm and the Tollgate Farms which are in public ownership will carry this designation. Through the City's Parks, Recreation and Open Space Plan Element, property to be acquired for future parks or trails may be designated "future" Parks, Open Space, and Public Facilities. The "future" Park's designation may be applied without changing the underlying zoning.

### **Zoning Designation**

The POSPF zoning will be segregated to distinguish lands designated primarily for parks and open space from lands designated primarily for public facilities. Agriculture, forestry, and fishing are also permitted. Galleries, gardens and museums, as well as governmental offices are permitted.

## **F. OVERLAY ZONES**

## **F.1 URBAN SEPARATOR OVERLAY ZONE**

The City has established an Urban Separator overlay designation (**Map 1-6**) for the land enclosed by the Meadowbrook and Tollgate Farms including the “constrained” land lying east of the Tollgate Farm and west of the South Fork of the Snoqualmie river between SR-202 and West North Bend Way. Urban Separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. The urban separator links parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources. The development density for private land designated in the urban separator should be consistent with the minimum build out of the zoning district in which the parcel is located. Private property in the urban separator is being offered the alternative to use the transfer of development rights program instead of developing their vacant property.

## **F.2 TRANSITIONAL LANDSCAPE AREA**

The Transitional Landscape Area (TLA) is an overlay-zoning district as identified on Figure 1-5. The TLA includes specific locations along I-90 and key arterials and collector streets within North Bend and the UGA which, require appropriate landscape transitions to help foster the existing small town character of North Bend, buffer incompatible uses, sustain the City’s natural assets for continued economic prosperity and quality of life and support the regional efforts along the Interstate 90 (I-90) corridor, a Designated National Scenic Byway which gets international tourism promotion from the Federal Scenic Byways Program. North Bend is considered the “Gateway to the Puget Sound” from westbound I-90, therefore careful consideration should be taken with regard to landscaping and buffering intensive uses near and adjacent to the I-90 corridor in order to support the goals of the National Scenic Byway designation along the scenic I-90 corridor. Where a TLA affects more than 20 percent of the total gross area of any parcel, the TLA may be reduced such that not more than 20 percent of the total gross area of the parcel is affected by the TLA, subject to performance standards found in NBMC 18.10.050 and landscaping regulations found in NBMC 18.18. Regional trail linkages are allowed within the TLA. The TLA applies to new commercial or industrial development applications, residential building permits, short plats, subdivisions and multifamily site plan, binding site plans and/or clearing and grading permits associated with said applications. The TLA shall be measured from edge of the applicable right-of -way and should be placed in a tract to be dedicated to the applicable Owners Association or placed within an easement for transitional landscape area purposes or subject to City approval, dedicated to the City for TLA and trail purposes. See the North Bend Municipal Code for more detailed information and a description of the required landscaping.

## **F.3 PLANNED NEIGHBORHOOD DISTRICT**

The Planned Neighborhood Overlay District is regulated under North Bend Municipal Code (NBMC) Chapter 18.12. The PND provides flexibility to bulk and dimensional standards (except density) and encourages and in some cases requires open space. The PND applies to all Cottage Residential (CR)

development; LDR development that proposes any cottage homes and EP-1 mixed use projects. See the NBMC Chapter 18.12 for further information on Planned Neighborhood District's and the approval process.

## **G. TRANSFER OF DEVELOPMENT RIGHTS**

A Transfer of Development Rights (TDR) program provides a means to purchase and sell residential development credits from lands that provide public benefit. The TDR program is voluntary – property owners may choose not to participate in the program. Landowners receive the financial benefit from selling development credits without having to develop or sell the land itself. Permanently preserved land is established through a conservation easement without cost to taxpayers or added regulations to landowners. The credits are transferred from the property that is preserved, known as the “sending site,” to a “receiving site.”

The owners of property located within an identified transfer area (known as “sending areas”) may sell the development potential of their property to owners of property located in areas more suitable for development (known as “receiving areas”). The sending area property owner maintains ownership of the underlying land, but must agree to record a Conservation Easement on the property that protects the resource and restricts future development of the property. The owner of the receiving area property may then increase the permitted density on their property in an amount equal to what would have otherwise been built on the sending area property, thereby “transferring” the development potential from the sending area property to the receiving area property.

The adopted TDR program for North Bend will allow individuals to purchase and sell development credits from lands that provide a public benefit. In North Bend, the lands that can transfer development rights presently include properties in an Urban Separator Overlay Zone and specified environmentally sensitive lands including the floodway, channel migration areas, wetlands, streams and their buffers. It is proposed to add the flood plain to the list of potential sending sites. Designated receiving sites are currently focused in the Downtown Commercial. Through TDR landowners could receive financial compensation without developing or selling their land and the public could receive permanent preservation of the land. Specific sending area and receiving areas for the transfer of development rights are designated in the development regulations.

## **H. GROWTH TARGETS AND BUILDABLE LANDS**

In 1997, the Washington State legislature adopted the Buildable Lands amendments to the Growth Management Act (RCW 36.70A.215). The amendment required cities within King County to determine the amount of land suitable for urban development, and evaluate its capacity for growth – based upon the measurement of five years of actual development activity. The major elements of the Buildable Lands program include:

- annual data collection to determine the amount and density of new development;
- updated inventories of the supply of land suitable for development;
- assessment of the capacity of each jurisdiction and the entire Urban Growth Area to accommodate expected growth;
- preparation of a Five-Year Evaluation Report; and (later)
- adoption of medial measures where necessary to address density and capacity shortfalls.

With the development of the King County Countywide Planning Policies, City of North Bend and King County staff created 20-year population and employment growth targets for North Bend. The City of North Bend staff performed data gathering and analysis to prepare the initial evaluation report under the King County Countywide Planning Policies. North Bend provided its evaluation report (along with all 40 King County jurisdictions) to King County. Available land area and existing zoning classifications within the city limits of incorporated North Bend and within the North Bend UGA provided the basis for growth targets. Census data in North Bend, counts of proposed new residential units, land constrained by sensitive areas, adopted plans, and Planning Commission input factored into the development of the growth targets. These growth targets were ultimately adopted by the King County Growth Management Planning Council (GMPC), on August 15, 1994. Under the terms of the agreements that established the GMPC, the growth targets became binding on the City of North Bend. The City's 1995 Comprehensive Plan as modified in 2002 and 2004 and the city met obligations as demonstrated by the Buildable Lands Analysis. To be internally consistent the growth capacity in excess of the City's targets needs to be reduced or phased to generally coincide with the timing established by the targets and the City's ability to provide concurrent services.

The following section is a compilation of the King County Growth Management Planning Council Buildable Lands Report with the newest data submitted in May 2007.

## H.1 RESIDENTIAL

Net New Units: 1993 – 2000

During this eight-year period, 891 net new units were permitted in the City of North Bend and in the city's unincorporated Urban Growth Area (UGA). From 1996-2000, 585 net new units were permitted. The City of North Bend permitted about 520 units plus 1 ADU and an additional 69 units were permitted by King County in the UGA. From 1993-1995 214 units were permitted in the area that now comprises the City of North Bend and 92 units were issued in the UGA.

**Table H.1.A: Net New Housing Units 1993-2000**

1996-2000				1993-1995	TOTAL
Gross Permitted Units	Any Other New Units (ADUs, Conversions, etc.)	Demolitions	Net New Units 1996-2000	Net New Units 1993-1995	Net New Units: 1993-2000
521	69	(5)	585	306	891

## H.2 Residential Development Activity

As measured by permit activity and shown on Table H-2, the average density achieved in single-family zones, during 1996-2000 was 4.2 dwelling units per acre and between 2001-2005 was 3.08 dwelling units per acre as shown on Table H-3. Plat activity shows an achieved density of 4.36 du/acre in single-family zones during 2001-2005. There was no multi-family permit activity during 2001-2005.

**Table H.2.A Residential Permit and Plat Activity 1996-2000**

1996-2000 Residential Permit Activity						1996-2000 Residential Plat Activity					
Single-Family Zones			Multi-Family and Mixed Use Zones			Single-family Zones			Multi-Family and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Average Permit Density (net)	Net Acres Permitted	Total Number of Units	Average Permit Density	Net Acres Platted	Total Number of Lots	Average Plat Density	Net Acres Platted	Total Number of Lots	Average Plat Density
		(du / acre)			(du / acre)			(lots / acre)			(lots / acre)

69.01	287.00	<b>4.20</b>	8.95	233.00	<b>26.00</b>	4.35	16.00	<b>3.70</b>			
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**Table H.2.B Residential Permit and Plat Activity 2001-2005**

<b>2001-2005 Residential Permit Activity</b>						<b>2001-2005 Residential Plat Activity</b>					
Single-Family Zones			Multi-Family and Mixed Use Zones			Single-family Zones			Multi-Family and Mixed Use Zones		
Net Acres Permitted	Total Number of Units	Average Permit Density (net)	Net Acres Permitted	Total Number of Units	Average Permit Density	Net Acres Platted	Total Number of Lots	Average Plat Density	Net Acres Platted	Total Number of Lots	Average Plat Density
		(du / acre)			(du / acre)			(lots / acre)			(lots / acre)
3.44	15	<b>4.36</b>	N/A	0	N/A	1.95	6	<b>3.08</b>	N/A	0	N/A

### H.3 Residential Land Supply 2006

After deducting constraints, the City of North bend has about 141 net acres of vacant and redevelopable land within its current city limits. With an adjustment for market variables, about 118 acres of this land is potentially available for development during the planning period. There are also approximately 317 acres of land available in the UGA with market variables. Altogether there are about 435 adjusted net acres potentially available for development within the city and its UGA.

**Table H.3.A: Residential Land Supply - 2006**

	Residential Land Supply						
	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs / Other	Public Purposes			
		Acres	%	%			
SF Vacant	114.89	15.43	15%	15%	69.62	15%	59.18
SF Redevelopable	111.22	22.90	15%	15%	61.83	20%	49.46
MF Vacant	.54	0.10	10%	10%	.35	15%	.30
MF Redevelopable	3.18	-0.00	10%	10%	2.54	20%	2.04
Mixed Use Vacant	2.43		10%	10%	2.43		2.43
Mixed Use Redevelopable	4.41		10%	10%	4.41		4.41
Sub Total: Current City Land Supply	236.67	38.43			141.18		117.82
UGA SF Vacant	210.20	29.64	15%	15%	126.39	15%	107.43
UGA SF Redevelopable	425.00	56.87	15%	15%	257.69	20%	206.15
UGA MU Vacant	1.85	0	10%	10%	1.85	15%	1.85
UGA MU Redevelopable	1.57	0	10%	10%	1.57	20%	1.57
Sub Total Current UGA Land Supply	638.62	86.51			387.50		317.00
Total Residential	875.29	124.94			528.68		434.82

Deductions on the SF redevelopable land in the UGA ranged by zone.

Market Factor is an assumption for the variability of land that will not be on the market at any given time.

Temporary Note: Reduction in land supply from 2005 to 2006 is due to: 1. 10% increase in deductions for ROW/Other and Public Purposes and 2005 included redevelopable assumptions for parcels less than .5acres which is inconsistent with our assumptions.

## H.4 Residential Capacity

The GMPC assigned Household Growth Target for North Bend was 1,527. North Bend has achieved 58% of this with a remaining target of **635** net new households (see **Table H.4.B**). The 2006 Comprehensive Plan zoning buildout analysis found that North Bend has the capacity for 437 new housing units within the boundaries of the current city. There is an additional capacity of 1,161 units in the UGA based on North Bend's planned zoning after annexation to the city. The total capacity in North Bend and its UGA is 1,598 units.

Table H.4.A: Summary of Development Capacity (2006)

A	B	C	D
Zoning	Housing Capacity (Units) on:		
	Vacant Land	Redevelopable Land	Total
<b>Single-Family</b>			
LDR - City	200	124	324
LDR - UGA	396	620	1,016
CR - City	73	3	75
CR - UGA	67	72	139
ADUs @ 5% in City	10	6	16
Capacity in pipeline	-	-	-
Units lost in commercial redevelopment	-	-	-
<b>Subtotal - City</b>	<b>283</b>	<b>133</b>	<b>416</b>
Subtotal - UGA	463	691	1,154
<b>Multifamily</b>			
HDR - City	4	12	15
Capacity in pipeline	-	-	-
Units lost in commercial redevelopment	-	-	-
<b>Subtotal - City</b>	<b>4</b>	<b>12</b>	<b>15</b>
<b>Mixed-Use</b>			
DC - City	9	(23)	(14)
NB - City	30	16	46
NB - UGA	30	10	40
Capacity in pipeline	-	-	-
DC/NB Zone -City			
Units lost in commercial redevelopment	-	(23)	(23)
IC/IMU/EP-1/EP-2 Zone- City			
Units lost in commercial redevelopment	-	(3)	(3)
IC/IMU/EP-1/EP-2 Zone- UGA			
Units lost in commercial redevelopment	-	(33)	(33)
<b>Subtotal - City</b>	<b>39</b>	<b>(33)</b>	<b>6</b>
Subtotal - UGA	30	(23)	7

<b>Total - City</b>	<b>325</b>	<b>111</b>	<b>437</b>
<b>Total - UGA</b>	<b>493</b>	<b>668</b>	<b>1,161</b>
<b>Grand Total</b>	<b>818</b>	<b>779</b>	<b>1,598</b>

## Residential Capacity Analysis

As shown in Table H.4.B, the city has achieved 58% of its target due to the 906 new housing units permitted since 1993. There is a surplus of 963 more units over the current target.

**Table H.4.B: Residential Capacity to Growth Targets - 2006**

<b>Residential Capacity in Relation to Target</b>					
Net New Units: 1993-2005	20 Year Housing Target	Percent Achieved	Remaining Target	<b>Current Capacity (units)</b>	Surplus or (Deficit) in Relation to Target
<b>892</b>	1,527	58%	635	<b>1,598</b>	963

## H.5 Employment

### H.5.A Job Capacity Analysis

North Bend has capacity for 3,799 new jobs within the boundaries of the current city. There is an additional capacity of 3,962 jobs in the UGA based on planned zoning changes after annexation. Total job capacity in North Bend and its UGA is 7,761 new jobs.

**Table H.5.A: Job Capacity 2006**

<b>Zoning</b>	<b>Employment Capacity (Jobs) on:</b>		
	Vacant Land	Redevelopable Land	Total
<b>Commercial</b>			
IC -City	89	-	89
IMU - City	268	-	268
IC - UGA	341	-	341
Capacity in pipeline *	-	25	25
<b>Subtotal - City</b>	<b>357</b>	<b>25</b>	<b>382</b>
Subtotal - UGA	341	-	341
<b>Industrial</b>			
EP-1 - City	1,983	288	2,271
EP-1 - UGA	1,165	571	1,736
EP-2 - UGA	1,528	113	1,642
Capacity in pipeline	-	-	-
<b>Subtotal - City</b>	<b>1,983</b>	<b>288</b>	<b>2,271</b>
Subtotal - UGA	2,694	684	3,378
<b>Mixed-Use</b>			
DC - City	144	761	905
NB - City	134	107	240
NB - UGA	132	112	244



Capacity in pipeline	-	-	-
<b>Subtotal - City</b>	<b>278</b>	<b>867</b>	<b>1,146</b>
Subtotal - UGA	132	112	244
<b>Total - City</b>	<b>2,619</b>	<b>1,181</b>	<b>3,799</b>
Total - UGA	3,166	796	3,962
<b>Grand Total</b>	<b>5,785</b>	<b>1,977</b>	<b>7,761</b>

Temporary Note: Jobs increased from 2005 to 2006 due to maximum buildout FAR assumptions.

## H.5.B Employment Capacity in Relation to Target

The GMPC assigned Job Growth Target for North Bend is **1,125** net new jobs. As shown in Table H.5.A the 2006 Comprehensive Plan zoning buildout analysis found that North Bend has the capacity for 3,774 new jobs within the boundaries of the current city in 2006. There is an additional capacity of 3,987 jobs in the UGA based on North Bend's proposed zoning after annexation to the city in 2006. Total job growth capacity in North Bend and its UGA is 7,761 new jobs. Under the current zoning there is surplus of **7,147** jobs in relation to the City's growth target. Employment in 1995 was 1,405 and in 2000 was 1,842.

**Table H.5.B: Employment Capacity in Relation to Target - 2006**

Net New Jobs	20 Year Job Target	Percent of Target Achieved in 5 Years (25% of Target Period)	Remaining Job Target	<b>Job Capacity</b>	Surplus or (Deficit) in Relation to Target
511	1,125	45%	614	<b>7,761</b>	7,147

## H.6 Commercial and Industrial Development

From 2001-2005 59,782sf (floor area) of commercial development occurred. The only Industrial development during this period was the Tanner Electric Substation in 2001. North Bend achieved an average floor area ratio (FAR) of approximately .19 over all its commercial zones and commercial portions of mixed-use zones. . The FAR achieved during this period is much lower than the assumed (see Table H.8.2) due to minimal activity from the building moratorium.

**Table H.6.A: Commercial and Industrial Development Activity 2001-2005**

<b>Commercial and Industrial Development Activity:</b>						
	Gross Site Area	Constraints	Net Site Area	Net Site Area	Floor Area	Achieved FAR
	Acres	Acres	Acres	Square Feet	Square Feet	Floor Area / Net Site Area in Sq. Ft.
Commercial	21.20	14.03	7.17	312,499	59,782	.19
Industrial	5.30	2.04	3.26	142,006	-	-
<b>Total Commercial &amp; Industrial Development</b>	<b>26.50</b>	<b>16.07</b>	<b>10.43</b>	<b>454,505</b>	<b>59,782</b>	<b>.13</b>

## H.7 Commercial and Industrial Land Supply

After deducting constraints, the City of North Bend has nearly 139.75 net acres of vacant and redevelopable commercial, industrial, and mixed-use land within the boundaries of the current city. After adjusting for market factors, about 121 acres are potentially available for development during the planning period. There are also approximately 164.32 acres available in the UGA after constraints and market deductions. Altogether there is 333.32 net acres of land potentially available in the City of North Bend and its UGA.

**Table H.7.A: Commercial and Industrial Land Supply - 2006**

	Gross Acres	Deductions			Net Acres	Market Factor	Adjusted Net Acres
		Critical Areas	ROWs	Public Purposes			
Commercial Vacant	28.20	14.41	10%	10%	11.03	15%	9.38
Commercial Redevelopable							
Industrial Vacant	165.92	48.75	10%	10%	93.74	15%	79.68
Industrial Redevelopable	39.88	21.79	10%	10%	14.47	20%	11.58
Mixed Use Vacant	7.29	All deductions and market factors applied before dividing into commercial / residential acres			7.29		7.29
Mixed Use Redevelopable	13.22	All deductions and market factors applied before dividing into commercial / residential acres			13.22		13.22
<b>Sub Total: Current Land Supply</b>	<b>254.51</b>	<b>84.95</b>			<b>139.75</b>		<b>121.15</b>
UGA Commercial Vacant	13.14	0.00	20%		10.51	15%	8.93
UGA Commercial Redevelopable							
UGA Industrial Vacant	172.13	0.08	20%		137.64	15%	116.99
UGA Industrial Redevelopable	44.17	.23	20%		35.15	20%	28.12
UGA Mixed Use Vacant	5.56	All deductions and market factors applied before dividing into commercial / residential acres			5.56		5.56
UGA Mixed Use Redevelopable	4.71	All deductions and market factors applied before dividing into commercial / residential acres			4.71		4.71
<b>Sub Total UGA Land Supply</b>	<b>239.71</b>	<b>.31</b>			<b>193.57</b>		<b>164.31</b>
Total: Commercial & Industrial Land	<b>494.22</b>	<b>85.26</b>			<b>333.32</b>		<b>285.46</b>

Temporary Note: Increase in commercial and industrial land supply in part due to more vacant land in truck town becoming available (demolished buildings, etc.) and a reduction for ROW and Public Purpose deduction.

## H.8 Future Achieved and Assumed Development

Tables H-11, H-12 and H-13 below represent the assumed densities North Bend used to calculate capacity within the current city. Because of the lack of post GMA development approvals due to development moratoriums, the city estimated the potential development level in the UGA based on an assumed density to calculate the capacity and did not apply development trends to calculate the capacity.

**Table H.8.A: Assumed Future Residential Densities – 2006**

Zoning	Achieved DUs/Acre (net)	Assumed DUs/Acre	Reasons/Documentation for Differences Between B and C
LDR	3.08	4	Minimal activity Assumed Density is the gross density allowed by the Zoning District

CR	No Activity	8	No Activity due to ongoing Building Moratorium New Zoning District in 2006. Assumed Density based on gross Zoning District Density that allows 6-10 DU/acre. Assumption is calculated at the median level absent meaningful data
HDR	No Activity	12	No Activity due to ongoing Building Moratorium. Density based on net dwelling units per zoning code.
DC	No Activity	16	No Activity due to ongoing Building Moratorium. Density based on net dwelling units per zoning code.
NB	No Activity	16	No Activity due to ongoing Building Moratorium. Density based on net dwelling units per zoning code.

**Table H.8.B: Assumed Future Non-Residential Densities**

<b>Zoning</b>	<b>Achieved FAR</b>	<b>Assumed FAR</b>	<b>Reasons/Documentation for Differences Between B and C</b>
DC (Total)	0.28	1.00	Minimal Activity due to Building Moratorium Assumed FAR is Zoning District specific per NBMC. Baseline maximum calculated.
EP-1	No Data	0.40	No Activity due to Building Moratorium FAR is Zoning District specific per NBMC. Baseline maximum calculated
EP-2	No Data	0.50	No Activity due to Building Moratorium Assumed FAR is Zoning District specific per NBMC. Baseline maximum calculated
IC	No Data	0.35	No Activity due to Building Moratorium Assumed FAR is Zoning District specific per NBMC. Baseline maximum calculated
IMU	No Data	0.35	No Activity due to Building Moratorium Assumed FAR is Zoning District specific per NBMC. Baseline maximum calculated
NB (Total)	0.19	0.30	No Activity due to Building Moratorium Assumed FAR is Zoning District specific per NBMC. Baseline maximum calculated
POSPF (Total)	0.13	None	No Development assumed in this category Public Infrastructure Expansion -WWTP

Table H.8.C: Achieved and Assumed Future Shares of Residential and Commercial Development in Mixed-Use Zones\*

A	B	C	D	E	
<b>Zoning</b>	<b>Achieved % of Net Land Developed Residential</b>	<b>Achieved % of Net Land Developed Commercial</b>	<b>Assumed Future % of Net Land Developed Residential</b>	<b>Assumed Future % of Net Land Developed Commercial</b>	<b>Reasons/Documentation for Differences Between B and D or C and E</b>
DC Vacant			0.25	0.75	Not enough data to make a statistical evaluation. Assumed split between Residential and Commercial is in part based on location and quantity of land available for commercial development in the City. Highest and Best Use would be commercial development but Zoning District allows primary residential development. Current neighborhood patterns have single family residences and commercial development side by side
DC Redevelopable			0.25	0.75	Not enough data to make a statistical evaluation. Assumed split between Residential and Commercial is in part based on location and quantity of land available for commercial development in the City. Highest and Best Use would be commercial development but Zoning District allows primary residential development. Current neighborhood patterns have single family residences and commercial development side by side
NB Vacant			0.25	0.75	Not enough data to make a statistical evaluation. Assumed split between Residential and Commercial is in part based on location and quantity of land available for commercial development in the City. Highest and Best Use would be commercial development but Zoning District allows primary residential development. Current neighborhood patterns have single family residences and commercial development side by side

NB Redevelopable			0.25	0.75	Not enough data to make a statistical evaluation. Assumed split between Residential and Commercial is in part based on location and quantity of land available for commercial development in the City. Highest and Best Use would be commercial development but Zoning District allows primary residential development. Current neighborhood patterns have single family residences and commercial development side by side
* "Mixed-Use" includes all designations with capacity for both residential and employment uses.					

## H.9 Methodology for Calculation Tables

### H.9.A Definition of Vacant and Redevelopable Land (North Bend)

This table summarizes the technical definitions used by each jurisdiction in the Buildable Lands Program to identify vacant and redevelopable parcels of land. Multiple columns reflect different methods used to screen for redevelopability in single-family (SF) residential, multifamily (MF) residential, and commercial, industrial, and mixed, multiple-use (C/I/MU) zoning designations. Further detail about the methodologies employed by individual jurisdictions can be obtained by contacting the county or city of North Bend.

**Table H.9.A: Definition of Vacant and Redevelopable Land - 2006**

Vacant Land	Single-Family Redevelopable	Multi-Family Redevelopable	Mixed-Use Redevelopable	Commercial/Industrial Development
"Vacant" per city LU inventory	Parcel area > 0.5 acres	Existing use is SF residential	% of parcels where existing use is SF residential	All single-family usage goes away

### H.9.B Deductions for Critical Areas, ROWs, Public Purposes, and Market Factors (North Bend)

Table H.9.B summarizes the methodology used by most jurisdictions through buildable lands to account for several factors that were assumed to reduce the supply of land that is theoretically developable. **Critical areas** includes streams and rivers (ST), wetlands (WL), slopes and slide and erosion hazards (SL), flood hazards (FH), seismic hazards (SM), wildlife habitat (WH), and shorelines (SH). The "data" line lists the sources of environmental data. "Methodology" describes, in brief, the technical approach to quantifying the amount of land constrained for environmental reasons. **Future Rights-of Way** are shown as percentages and are assumptions about the proportion of land, which is not constrained by critical areas, that will likely be needed for future rights-of-way to provide access to future land uses. **Future Public Purposes** are shown as percentages and are assumptions about proportion of land, which is not constrained by critical areas, that will likely be needed for future public uses, such as drainage facilities and parks. **Market Factors** are shown in percentages and are assumptions about the proportion of land, which is not constrained by critical areas and not needed for future ROWs or public purposes, that is not likely to be available for development during the planning period.

**Table H.9.B: Deductions for Critical Areas, ROWs, Public Purposes, and Market Factors - 2006**

Chapter 1 – Land Use Element

Adopted November 6, 2007

Critical Areas	Future Right-of-Ways	Future Public Purposes	Market Factors
FH, ST, WL Data: City wetlands map, FEMA, KC erosion / landslide hazards and streams Method: GIS overlay analysis	Single-Family: 15% discount for both ROWs and public purpose Multi-family, Commercial, Industrial and Mixed Use: 10% discount for both ROWs and public purpose		15% for vacant land 20% for redevelopable land

### **H.9.C Assumed Future Square Feet of Floor Area per Employee (North Bend)**

A summary of the assumptions made by the City of North Bend (as shown in Table H.5.A) about the capability of commercial and industrial space to house future employees:

- 500 to 550 square feet of floor area per employee in the commercial / office use category.
- 400 to 1000 square feet of floor area per employee in the industrial / warehouse use category.

The range indicates that different assumptions were made depending on the zone based on King County Buildable Lands reporting of what has occurred in the area.

## **I. DIRECTIONS FOR FUTURE GROWTH**

The City's UGA offers many opportunities to provide high quality City services to future residents and businesses. Over the next twenty years, the City will entertain a variety of requests for annexation by property owners who value North Bend's services and recognize the need for City utilities and amenities in order to develop or redevelop their properties in an ecologically responsible manner. The purpose of the annexation goals and policies included in this Plan is to establish parameters which facilitate the smooth transition from King County to North Bend's jurisdiction when areas within the UGA seek to be annexed by the City.

Annexation of property within the UGA should benefit the City, its residents, and property owners. The City benefits by its increased ability to control new development with City standards, to extend its boundary in a logical manner, to expand its economic and tax base, to provide opportunities for new residential development that meet the needs of underserved populations, and to gain revenues from areas that enjoy City amenities but do not currently pay fees or taxes to the City. Property owners and new residents gain the ability to participate in local government, which directly impacts their lives and property. They also gain access to local services including building and land use controls and City water and sewer systems.

### **I.1 Urban Growth Area Phasing**

Annexation which occurs before an area is ready to develop can overextend and cause inefficiencies in the provision of City services. Annexation can also act as an impetus for establishing urban densities and may encourage development before it is appropriate. In this plan, the UGA is divided into four growth-phasing areas which indicate the approximate order of acceptance of an area into the City's incorporated limits. Establishing such phasing areas allows the City to reasonably plan for extension of City services in an orderly manner. Property owners may seek annexation outside of their Phasing Area if they can meet the

annexation criteria which follows in Land Use Goal 19 and the accompanying policies, and if they can establish the merit to their proposal to the satisfaction of the City. **Map 1-4** indicates the Phasing Areas.

Delineating potential annexation areas into Phasing Areas was based on the following factors:

- Ability of the City to provide City services;
- Consistency with City population and employment targets;
- Achievement of logical, regular boundaries;
- Development potential of area to be annexed; and
- Identification of existing or potential community.

Phasing Area One includes the unincorporated portions of the Silver Creek, Forest Service, Mt Si and Tanner Neighborhoods. Phase One is also described as the E. North Bend Way – Edgewick Corridor Employment Area in the Economic Development Element and includes an area of the UGA which roughly parallels North Bend Way to the Edgewick I-90 interchange, north to the Snoqualmie Valley Trail and SE140th Street; and, south along the alignment of SE Cedar Falls Way and SE 136<sup>th</sup>.

Phasing Area Two includes the Maloney Grove, Opstead Elementary, and Shamrock Park Neighborhoods, all lying generally south or southeast of the City limits and north of Interstate 90.

Phasing Area Three includes the Wood River Neighborhood which lies south of the Middle Fork of the Snoqualmie River and north of SE 140th Street.

Phasing Area Four includes the River Bend Neighborhood with the developed subdivisions of Cedar Village and Alpine Estates.

Additional specific measures will be proposed to ensure consistency of new growth with adopted population and employment targets are as follows. For residential development, the City and UGA have a surplus of 977 units based on current population target of 621 net new dwelling units. (Table H-6). The present city limits can accommodate approximately 437 units based on current zoning so the city will need to annex land within the planning period to accommodate the housing target. To comply with concurrency standards and achieve minimum urban densities (4 dwelling units per acre), extension of water and sewer would be necessary for all new residential development in the City. The City should evaluate the potential to accommodate new residential development by infilling within the present city limits on case-by-case basis at the time it is presented with an annexation proposal. Before accepting residential annexation proposals the City should make a determination if required services have been extended to existing areas of the City in sufficient quantity to accommodate remaining growth targets. If the serviced land has not been created inside the City, the annexation should be entertained subject to compliance with the policies outlined in Land Use Goal LU-8.

The current target of 1,161 net new jobs could be accommodated inside the present City limits based on the estimated capacity to accommodate 3,799 new jobs (Table H-7). As with residential growth, completing the infill of the existing City to accommodate present job growth targets would require extension of sewer, water and other concurrently required services to commercial and employment zoned property in the City limits. The City should evaluate the potential to accommodate new job development by infilling within the present city limits on case-by-case basis at the time it is presented with an annexation proposal. Again, the City should make a determination if required services have been extended to existing areas of the City in sufficient quantity to accommodate remaining job growth targets. Unlike the residential annexation test outlined above, the City *should* accept commercial or employment zoned annexation proposals if they are

located in the Phase 1 annexation area, even if it is found that sufficient serviced land has been created inside the City, in order to ensure development of the UGA consistent with City standards. Like residential expansions, the annexation should be entertained subject to compliance with the policies outlined in Land Use Goal LU-8. Finally, when annexation of a commercial or employment zoned property is not determined to be feasible, the City should consider allowing extension of City services subject to compliance with policy LU-7.2 to the to ensure development of the UGA is consistent with City standards.

Any actions of King County on further amendments to the City's UGA will impact the areas now defined as Phasing Areas. County activities must be monitored to ensure the continued integrity of the Comprehensive Plan's internal policies and directions. In order to facilitate the orderly acceptance of property into the City from its UGA, the Plan proposes a series of annexation policies to guide the review of annexation petitions (**see Land Use Goal 8**). The intent of these policies will be advanced by the City's further adherence to its Water and Sewer Plans and policies and other ordinance and policy actions adopted by the City.

## **J. LAND USE ELEMENT GOALS AND POLICIES**

The goals and policies of the Land Use Element provide the guidelines and direction for accommodating redevelopment and new development within the community over the next twenty years. They are intended to balance the community's desire to maintain the unique sense of place that is North Bend with the desire for sustained economic and residential vitality. The goals and policies also provide direction for future City-directed activities including planning studies and other implementation measures.

Goals and policies can prove useful when new ideas emerge in response to issues that were not anticipated or did not exist during the comprehensive planning process. During those times, the community can consider the intent of the plan as outlined in the goals and policies statements to facilitate discussion towards reaching solutions which provide the best interpretation of the plan element. The goals and policies identified throughout the plan are derived largely from the issue identification process and public meetings hosted by the City's Planning Commission and guided by staff and consultants during 1992 through 1994. The goals and policies acknowledge the work and guidelines found in the *North Bend Vision Plan* and the 1988 Draft Comprehensive Plan. The goals pertaining to Parks and Open Space were relocated and revised with adoption of the Park and Openspace Element of the Plan in 2002. The goals pertaining to specific Economic Development strategies were moved to the Economic Element of the Plan.

The goals and policies statements contained within this document are underlain by two principal themes: first, the desire of the community to maintain and enhance its rural character, its natural features and its small town scale of development; second, the impetus of its residents to protect and preserve environmentally sensitive lands, scenic vistas and open spaces by integrating both new development and redevelopment into the community in a manner which respects the natural ecosystem.

The Growth Management Act specifies a number of planning goals for the comprehensive planning process. Examples of these goals that relate to the City's planning effort include: reducing sprawl, encouraging affordable housing, encouraging retention of open space and recreation, and protecting the environment and historic resources.

The goals and policies are intended to provide guidance to the elected officials, staff and the general public as to the orientation of land uses within the City. They provide the framework for decision-making with respect to quantity, character, location and rate of growth. They set the stage for future action or implementation by directing when and where certain activities may occur. They also acknowledge areas and



issues beyond the City's jurisdiction or immediate control. By doing so, the plan recognizes that the City is part of a regional unit and must actively participate with other jurisdictions and levels of government to ensure that its residents continue to enjoy the quality of life that is North Bend.

## **LAND USE GOALS**

***LU - Goal 1: Maintain residential quality and neighborhood livability suitable for a rural town.***

### **Policies:**

- LU - 1.1 Encourage the development of compact, human-scale neighborhoods planned to be easily accessed by transit, civic, cultural and/or recreational activities.
- LU - 1.2 Encourage retention of existing open spaces and the creation of a Citywide, linked open space network in order to retain the existing rural character within residential neighborhoods.
- LU - 1.3 Develop multi-family and single family design guidelines based on the *North Bend Vision Plan* or any approved subsequent plans which help to promote high quality residential development.
- LU - 1.4 Protect neighborhoods from adverse impacts such as excessive traffic, junk vehicles or other nuisances by actively enforcing City codes.
- LU - 1.5 Support new transit opportunities linked to residential growth.
- LU - 1.6 Encourage housing rehabilitation activities by providing residents with information on appropriate rehabilitation strategies, grants or loan programs.
- LU - 1.7 Work with neighborhood residents to develop "neighborhood forums" and citizen committees, which would establish plans to define each neighborhood's character and address each neighborhood's challenges.
- LU - 1.8 Promote separated walkways and bikeways within new residential developments that can be linked to existing or proposed trails and walkways.
- LU - 1.9 Promote compact development within existing and emerging neighborhoods in an effort to reduce sprawl by creating development regulations that allow smaller lot infill development at a scale and intensity that preserves existing neighborhoods.
- LU - 1.10 Protect residential zoning districts from adverse impacts created by land uses permitted in adjoining commercial or industrial zoning districts.
- LU - 1.11 Preserve the "established" character in existing neighborhoods that are significantly built-out by zoning for infill development to occur at densities that are consistent with the existing development pattern.
- LU - 1.12 Protect the public health and safety by limiting residential infill development in floodplain

areas outside of the downtown commercial zone to 4 units per acre.

- LU- 1.13 Limit the land available for non fee simple multi-family dwellings so that they are not projected to exceed 30 percent of the total dwelling units in the UGA at build-out.
- LU-1.14 Limit new multi-family dwellings constructed in the downtown commercial zone to the second story or above when constructed on lots that abut North Bend Way or Bendigo.
- LU-1.15 Create provisions in the code to require open space for new residential short plat, subdivisions, multifamily projects including condominiums or other shared property developments. Provide flexibility in the standards to coordinate with park and open space standards in the park element of the Comprehensive Plan, park impact fee requirements and City park maintenance objectives.
- LU – 1.16 Revise the zoning map for Parks, Open Space and Public Facilities Zoned properties to reflect the primary use of the property as either Parks / Open Space or Public Facilities.
- LU – 1.17 Ensure that minimum lot sizes created in new short plats and subdivisions or densities created in multifamily, condominium or other common property developments achieve minimum GMA urban densities of 4 dwelling units per net acre, except on sites where environmental constraints or site development standards preclude meeting this objective.

***LU - Goal 2: Preserve North Bend's small town qualities and its natural environment, while allowing for growth and development.***

**Policies:**

- LU - 2.1 Give priority to the creation of guidelines and zoning amendments that encourage infill residential development within the existing incorporated area in an effort to reduce sprawl and create more housing options.
- LU - 2.2 Allow development to occur within the identified Urban Growth Area as City services become available and adopted annexation policies are met when it is consistent with adopted population and employment growth targets.
- LU - 2.3 Locate new residential land uses in environmentally unconstrained areas where public services are available or nearby.
- LU - 2.4 Encourage retention of natural habitat in residential developments by providing sustainable landscaping by creating zoning incentives that allow clustered development.
- LU - 2.5 Develop a long-range capital facilities program that requires the extension of public sewer to all residential areas of the City.

***LU - Goal 3: Encourage a variety of housing types and densities compatibly located to meet the demands of a diverse population.***

**Policies:**

- LU - 3.1 Seek opportunities to support the development of affordable housing options.
- LU - 3.2 Pursue opportunities for infill housing within the downtown area that provide a mix of housing types, prices, and densities.
- LU - 3.3 Encourage flexibly designed housing developments, including cluster, cottage, accessory or mixed use developments, which are targeted to filling unmet housing market niches.
- LU - 3.4 Encourage the formation of neighborhood or homeowners associations to help develop a sense of community within a particular neighborhood.
- LU - 3.5 Work with other governmental agencies to develop methods that can streamline the residential permit review process to reduce the impact on affordable housing development.
- LU - 3.6 Amend the City's codes and ordinances to allow accessory units, shared housing, cottage housing, infill development at higher densities outside of “established” or “constrained areas” and mixed use development, which includes either a mix of residential densities or a mix of residential and commercial land uses in specifically designated areas.
- LU – 3.7 Seek to create or to retain and protect links to a Citywide trail system that connects neighborhoods with areas of commerce in an effort to promote alternative transportation systems.

***LU - Goal 4: Focus future employment growth in designated economic opportunity areas including the downtown, the south fork interchange and employment park area and the east North Bend Way to Edgewick corridor.***

**Policies:**

- LU - 4.1 Ensure a high level of design and retention of the City's unique visual quality to areas zoned for commercial or industrial land uses by establishing zoning text amendments that control building scale, height, lighting, signage, and landscaping.
- LU – 4.2 Avoid auto oriented commercial development by utilizing shared driveways or existing roads and providing pedestrian level amenities along highways and arterials.
- LU – 4.3 Encourage the use of shared access and driveways along North Bend Way in an effort to reduce traffic and pedestrian conflicts.
- LU- 4.4 Review the Employment Park zoning code to limit construction of mixed use residential projects to designated properties, subject to approval of a site plan meeting defined criteria to ensure the development will be compatible.

***LU – Goal 5: Adjust designations on the Comprehensive Plan to coordinate future land uses with the uses permitted in the Shoreline Environments with the Shoreline Master Plan.***

- LU – 5.1 Recognize the current shoreline regulatory environment based on state law and current mapping of the floodways, floodplain, and associated wetlands.
- LU- 5.2 Identify the existing shoreline environment designations and potential shoreline environment designations identified in the 2002 Shoreline Characterization.
- LU – 5.3 Identify potential conflicts with the existing comprehensive plan designations on the shoreline environment and propose corrections by either changing the 2004 comprehensive plan designation or docketing future changes to the Shoreline Master Plan and Program.
- LU – 5.4 Implement the Proposed Shoreline Regulatory Environment Map shown in Figure 1-8 on an interim basis until new shoreline master plan and regulatory scheme can be developed in conformance with the requirements of the Shoreline Management Act.

***LU - Goal 6: Protect, conserve and enhance the historic and cultural heritage of North Bend.***

**Policies:**

- LU - 6.1 Coordinate and cooperate with local, state and national historic and cultural preservation organizations in order to promote historic and cultural preservation within the City.
- LU - 6.2 Work with the Snoqualmie Tribe to preserve significant cultural and historic sites.
- LU - 6.3 Contribute to environmental conservation by encouraging the rehabilitation of structures or facilities and conserving open space.
- LU - 6.4 Develop criteria to establish a system of priorities for the preservation of historic, archeological and culturally significant properties.
- LU - 6.5 Work with the Snoqualmie Valley Historical Society to make historic and cultural resources available in order to raise awareness of the richness of cultural diversity and to encourage retention of personal and community heritage.
- LU - 6.6 Promote a mutually supportive relationship between historic and cultural preservation and economic development.
- LU - 6.7 Incorporate the preservation of sites and structures of historic, cultural, and archeological significance as a part of the aesthetic and environmental consideration in site design and subdivision plan reviews.

***LU - Goal 7: Complete an interlocal agreement for land within the UGA as outlined in Countywide Planning Policy LU-38 to protect the City's growth area as well as the City's Potential Impact Area.***

**Policies:**

- LU - 7.1      Require that un-incorporated land that is adjacent to the City boundary be annexed to the City at the time development is proposed. The extension of City services to an area will not occur without that area first seeking annexation into the City.
- LU - 7.2      Consider allowing un-incorporated land that is located in the UGA but is not adjacent to the City boundary and is not practical to annex to develop subject to compliance with City Comprehensive Plan designations, zoning and other development standards, and impact mitigation requirements.
- LU - 7.3      Include in interlocal agreements subjects including protection of sensitive land areas and environmental reviews, transportation system planning and design and building permits for projects at specified threshold levels.
- LU - 7.4      Pursue interlocal agreements with King County to address issues of potential concern to the City within the Potential Impact Area.
- LU – 7.5      Evaluate proposed utility service extensions to ensure that development enabled by the utility extension is consistent with City development standards and policies of the comprehensive plan specifically including population and employment growth targets.
- LU – 7.6      Support expansion of the UGA to include the Snoqualmie Valley School District future Elementary and Middle School site on Middle Fork Road in the Edgewick Areas

***LU - Goal 8: Annex areas within the Urban Growth Areas consistent with the phasing objectives of this plan, the interlocal agreement policies of this plan and the general annexation policies listed below.***

**Policies:**

- LU - 8.1      Encourage orderly growth and development consistent with the City's ability to provide adequate and efficient services and facilities and the City's desire to maintain high quality service provisions in areas to be annexed.
- LU - 8.2      Encourage economic growth consistent with the long-range financial position of the City and its residents in all annexation considerations.
- LU - 8.3      Consider the opportunity to promote a healthy mix of residential, commercial, industrial and parks and open space land uses when areas seek annexation.
- LU - 8.4      Work with property owners to preserve the existing neighborhood character and identity consistent with the goals and policies of the Comprehensive Plan in annexation proposals.
- LU - 8.5      Provide for urban services within the City's Urban Growth Boundary at time of annexation.

- LU - 8.6      Seek to expand the area of annexation proposed when such an expansion is based on natural features, would serve to make the City boundaries more regular or where the area to be served is a logical extension of City service capabilities and is within the UGA.
  
- LU - 8.7      Complete a cost benefit analysis which will identify both liabilities and assets of annexation proposals. Analyze and evaluate the condition and safety of all streets, availability of public utilities and the demand for emergency services.
  
- LU - 8.8      Establish department service needs prior to major annexations through an impact analysis. As revenues from each annexation area are collected, increase City services to maintain current Citywide service levels.
  
- LU - 8.9      Apply zoning classifications that reflect the Comprehensive Plan land use and zoning maps. Except where Citywide rezoning occurs, zoning designations specified at the time of annexation must be in effect for a period of at least one year before a change in classification is considered.
  
- LU - 8.10     Encourage the annexation of unincorporated islands within the City and discourage the creation of new unincorporated islands through annexation proposals.
  
- LU - 8.11     Require owners of land annexing to the City to be subject to their proportionate share of the City's bonded indebtedness.
  
- LU - 8.12     Work with affected citizens, special purpose districts and other parties prior to final policy approval of any annexation.
  
- LU - 8.13     Support annexations of rural areas within the UGA which provide community separator areas, i.e., retain greenways within the City limits.
  
- LU - 8.14     Establish Shoreline Master Program designations upon riverfront land within the annexation proposal at time of annexation review.
  
- LU – 8.15     Evaluate proposed annexations to ensure that development enabled by the annexation is consistent with policies of the comprehensive plan specifically including population and employment growth targets.

***LU - Goal 9: Maintain an Urban Separator Overlay Zone Covering the Meadowbrook / Tollgate Neighborhood***

**Policies:**

- LU – 9.1      Support the Urban Separator Overlay Zone as shown on **Map 1-5** (area and boundaries), to include the Meadowbrook / Tollgate Neighborhood to protect the resource land uses occurring there, protect the neighborhood as a corridor of land that defines the municipal identity and boundaries, provide a visual break in the urban landscape, and link parks and open space within and outside the Urban Growth Area.
  
- LU – 9.2      Design the Urban Separator Overlay Zone covering the Meadowbrook / Tollgate Neighborhood to include and link parks and other lands that contain significant

environmentally sensitive features, provide wildlife habitat or critical resource protection, contain defining physical features, and contain historic resources.

- LU – 9.3      The residential density for residential zoned land designated in the Urban Separator Overlay Zone covering the Meadowbrook / Tollgate Neighborhood should be consistent with minimum buildout in the zoning district.
- LU - 9.4      The level of density for assignment of Transfer of Development Rights should be the minimum in the zoning buildout.
- LU – 9.5      To optimize the Urban Separator Overlay Zone in the Meadowbrook / Tollgate Neighborhood the underlying zoning designations should be changed to be consistent with the actual uses of Neighborhood Business and Low Density Residential occurring on the property as shown on **Map 1-5**.

***LU - Goal 10: Maintain the Transfer of Development Rights Program.***

**Policies:**

- LU – 10.1      Maintain a Transfer of Development Rights program to create the opportunity for preservation of selected urban separator, resource and sensitive area land from development and redirect development to the appropriate land areas.
- LU – 10.2      Adopt regulatory incentives to encourage transfer development rights from sending areas and purchase of development rights in receiving areas.

***LU – Goal 11: Maintain a Transitional Landscape Area.***

**Policies:**

- LU – 11.1      Maintain a Transitional Landscape Area as shown on **Figure 1-5** (area and boundaries) to help foster the existing small town character of North Bend, buffer incompatible uses, sustain the City’s natural assets for continued economic prosperity and quality of life and support the regional efforts along the Interstate 90 (I-90) corridor, a Designated National Scenic Byway which gets international tourism promotion from the Federal Scenic Byways Program.
- LU – 11.2      Require enhanced landscaping to support the Transitional Landscape Area and to minimize impacts between incompatible uses.